

LOS ALTOS HILLS HOUSING ELEMENT

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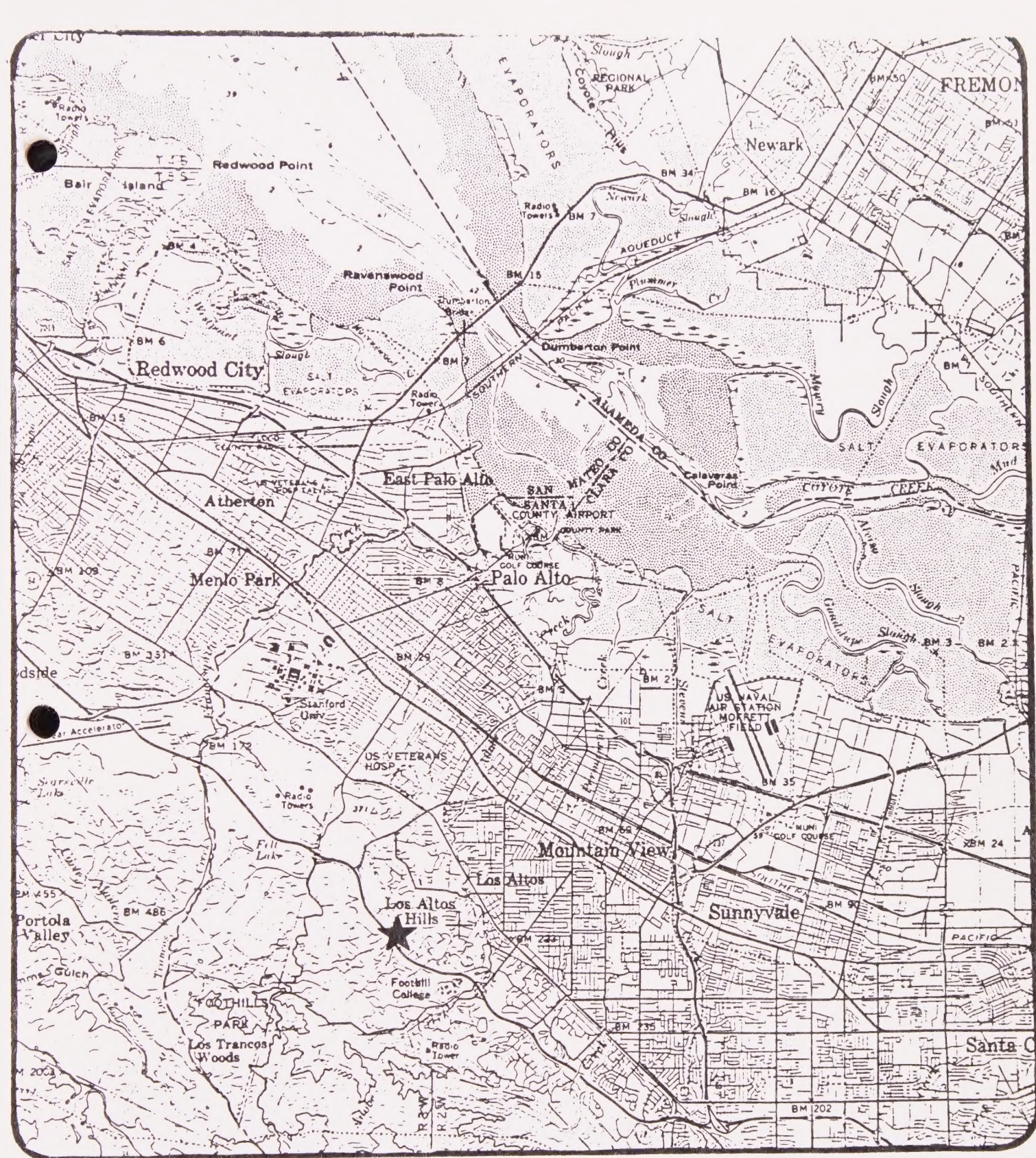
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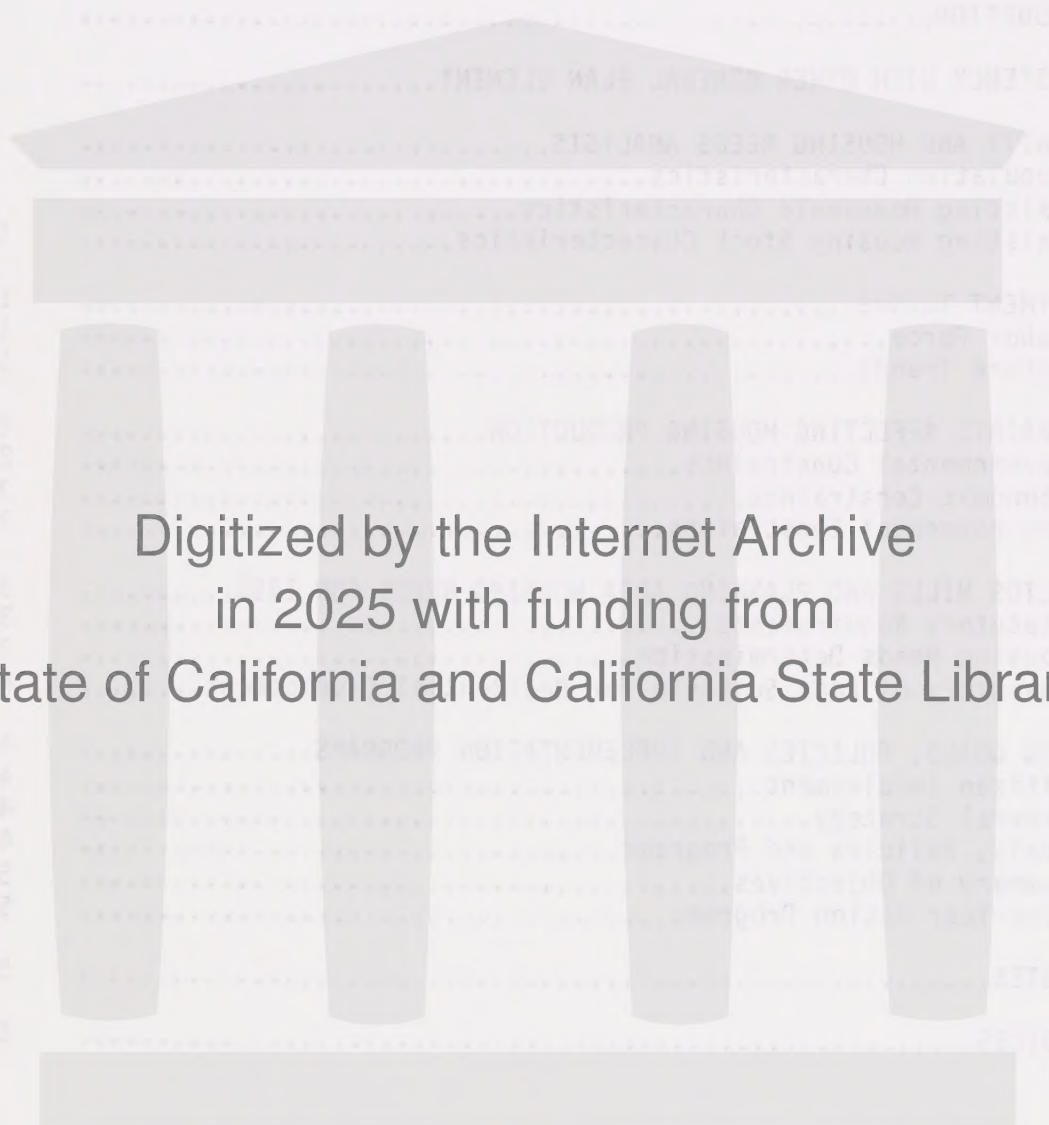






## TABLE OF CONTENTS

	Page
INTRODUCTION.....	1
CONSISTENCY WITH OTHER GENERAL PLAN ELEMENT.....	2
COMMUNITY AND HOUSING NEEDS ANALYSIS.....	3
Population Characteristics.....	3
Existing Household Characteristics.....	5
Existing Housing Stock Characteristics.....	13
EMPLOYMENT TRENDS.....	18
Labor Force.....	18
Future Trends.....	19
CONSTRAINTS AFFECTING HOUSING PRODUCTION.....	20
Governmental Constraints.....	20
Economic Constraints.....	30
Environmental Constraints.....	32
LOS ALTOS HILLS AND PLANNING AREA HOUSING NEEDS FOR 1990.....	34
Statutory Requirements.....	34
Housing Needs Determination.....	34
Inventory of Land Suitable for Residential Development.....	40
HOUSING GOALS, POLICIES AND IMPLEMENTATION PROGRAMS.....	43
Citizen Involvement.....	43
General Strategy.....	43
Goals, Policies and Programs.....	44
Summary of Objectives.....	51
Five-Year Action Program.....	52
FOOTNOTES.....	56
APPENDICES.....	59



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## TABLES

	Page
1. Present and Projected Population Growth.....	3
2. Age Distribution.....	4
3. Ethnic Distribution in Los Altos Hills - 1980.....	4
4. Percentage of Overcrowded Housing Units.....	5
4.1 Renter Household Income by Gross Rent as a Percent of Income 1979.....	7
4.2 Owner Household Income by Selected Monthly Housing Cost as a Percent of Income in 1979.....	8
5. Median Income of Large Families.....	10
6. 1980 County and City Median Monthly Costs.....	16
7. Unemployment Rates.....	18
8. Fee Schedule for Los Altos Hills - 1987.....	22
9. Summary of Building Permit Fees.....	23
10. Additional Building Fees.....	24
11. Effect of Interest Rates on the Cost of a 1986 Average Priced Home of \$750,000.....	31
12. Existing and Projected Housing Need.....	37
13. Projected Housing Need by Income Category.....	39
14. Building Permit and Second Unit Activity.....	51
15. Summary of Estimated Results of Housing Actions.....	51
16. Five-Year Action Program.....	52

## EXHIBITS

1. Vacant and Subdividable Lands.....	79
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## INTRODUCTION

The preparation and update of a housing element, as part of the General Plan, is required by state law as described in the California Government Code, Article 10.6, Section 65580 et seq. The purpose of a housing element is to identify and analyze the existing and projected housing needs of each locality to ensure that the housing programs which are implemented are appropriate and meet the identified housing needs. State law authorizes and encourages local governments to undertake programs to provide adequate housing for all residents in their jurisdiction, regardless of age, sex, race, or marital status. Housing element policies should encourage and ensure the development of all types of housing units and the maintenance of existing housing units (to the greatest extent feasible).

The previous housing element, completed in May 1975, adopted the following four principles in order to achieve the housing element's objective to provide an adequate choice of housing opportunities to meet the housing needs of the mid-peninsula region:

1. Through regulation, the Town should help ensure the availability of adequate sites for the development of housing for those who can take responsibility for ownership and maintenance of rural hillside residences.
2. To the extent possible, the Town should help ensure that those who are employed in the Town (e.g. government employees, elementary school teachers) have the opportunity to find adequate housing within or near the planning area.
3. The generally excellent condition of the housing stock should be maintained by enforcing Town regulations, and sustaining and enhancing an environment conducive to housing maintenance.
4. Residential densities, the development of individual sites and the positioning of residences should preserve the natural contours of the hills, preserve existing trees, limit the obtrusiveness of structures, and ensure that development on adjoining sites is compatible.

During the twelve year time period which has passed since the adoption of the 1975 Housing Element, the Town of Los Altos Hills has been involved in numerous programs to meet the stated housing objective. Housing programs Los Altos Hills has been involved in throughout the past decade include:

- Maintaining a list of historically significant structures.
- Restricting the development area and floor area of parcels in order to ensure safety from environmental hazards and to preserve the rural atmosphere.





- Establishing a landscape requirements resolution and enforcing the landscaping standards as required by the Site Development Ordinance.
- Allowing for lot splits of lots over two acres which meet Sub-division, Zoning and Site Development Ordinance standards.
- Adopting a second unit program.
- Involving neighbors and citizen committees in the planning process.
- Contributing to VanTrans, which provides transportation assistance to mobility impaired seniors.
- Establishing a program to facilitate the expedient redevelopment of residences destroyed or damaged by natural disasters.
- Establishing a Design Awards Program to acknowledge new developments which achieve many of the Town's Goals and Policies.

#### CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

The Town of Los Altos Hills is currently undertaking a comprehensive update of the General Plan. This Housing Element is the first Element to be updated. The remainder of the Elements will be updated over the next two years. The final adoption of the entire General Plan revision is scheduled for 1989 and consistency between all elements will be confirmed at that time.



## COMMUNITY AND HOUSING NEEDS ANALYSIS<sup>1</sup>

### Population Characteristics

Growth Trends. Los Altos Hills, which reached an estimated population of 7,934 as of January 1, 1986<sup>2</sup>, represents .6% of the total County population of 1,397,674 (the most populous Bay Area County)<sup>3</sup>. During the past decade (1970-1980), Los Altos Hills grew 8.1%, from 6,865 persons to 7,421 persons, while the County grew considerably faster, increasing 21.4% in total population. In more recent times, however, the City and County have been expanding at a more equivalent pace. If present growth rates continue, Los Altos Hills will increase 9.5% and Santa Clara County will grow 12% during the current decade (1980-1990). This is due to a slight increase in the Los Altos Hills growth rate combined with a significant decrease in the County growth rate. Ultimate population growth will be limited by the remaining vacant acreage.

TABLE 1: PRESENT AND PROJECTED POPULATION GROWTH

	1970	1980	1986 <sup>4</sup>	<u>Projected</u> 1990	<u>% Change</u>	
					70-80	80-90
Los Altos Hills	6,865	7,421	7,934	8,125	8.1%	9.5%
Santa Clara County	1,066,421	1,295,071	1,397,674	1,450,480 <sup>5</sup>	21.4%	12.0%

The Town of Los Altos Hills is situated in three different Census Tracts. The population is divided into these three tracts as follows: Census tract 55601 contains 4.2% of the Los Altos Hills population; 511701 contains 48% of the population; and 511703 contains 47.8% of the population. For a more detailed description of the Census Tracts, please refer to the Land Use Element.

Age Distribution. The most noticeable change in age distribution which has occurred over the past decade in Los Altos Hills is the significant decrease in the number of persons under the age of 18. Since 1970, the number of persons under the age of 18 residing in Los Altos Hills has decreased by nearly 11 percentage points, from 38.4% of the population in 1970 to 27.6% of the population in 1980. This change reflects a County-wide trend of a declining number of persons under the age of 18.

Despite this decline in the young population, both the City and County still have a low percentage of elderly persons (6% and 7.5%, respectively) when compared to the State ratio (10.2%). The Town of Los Altos Hills, however, has a median age (37.6) which is considerably higher than the County median age (29.1) and the State median age (29.9). This helps to





explain why Los Altos Hills has a very high median family income (\$52,363) in comparison to the remainder of the County (\$26,659). Los Altos Hills residents are at an age where they have reached advanced positions at their place of work and have attained financial stability.

The following table provides City, County, and State age distribution figures.

TABLE 2: AGE DISTRIBUTION

Age Categories	Los Altos Hills	Santa Clara County	California
0- 4	3.4% ( 250)	6.9%	7.2%
5-17	24.2% (1796)	20.8%	28.8%
(18-64)	(66.4% (4928))	64.9%	61.0%
18-24	9.2% ( 684)	Further Breakdown Not Available	
25-34	8.6% ( 638)		
35-44	17.6% (1305)		
45-54	17.8% (1322)		
55-64	13.2% ( 979)		
65+	6.0% ( 447)	7.5%	10.2%
Median Age	37.6%	29.1%	29.9%

Ethnic Population. In contrast to the Santa Clara County population, 17.5% of which represents persons of Spanish origin, Los Altos Hills has only 2.5% persons of Spanish origin.<sup>6</sup> The largest minority group in Los Altos Hills is comprised of persons of Asian origin (4.8%), followed by those of Spanish origin (2.5%), Blacks (.6%), and Native American (.2%). In all cases, Santa Clara County has a larger representation of the minority groups mentioned in comparison to Los Altos Hills. Provided below is a summary of the ethnic distribution in Los Altos Hills.

TABLE 3: ETHNIC DISTRIBUTION IN LOS ALTOS HILLS -1980

Race	Number of Persons	% of Total Population	Number of Households	% of All Households
White	6,949	93.6%	2,239	94.5%
Black	43	.6%	15	.6%
Asian	353	4.8%	99	4.2%
Native American	12	.2%	2	.1%
Other	64	.8%	14	.6%
-----				
Spanish Origin <sup>7</sup>	188	2.5%	46	1.9%





## Existing Household Characteristics

Size, Number and Type of Household. As of January 1, 1986, the Town of Los Altos Hills contained 2,557 households, according to the State Department of Finance, which represents a 7.6% increase since 1980. The number of households in 1980 equaled 2,376.

Available 1980 Census information shows that in 1980 the household population was comprised of 2,103 families (88.5%) and 273 non-families (11.5%). More specifically: 48.7% of the family households were married couples with children, 46.7% were married couples without children, and 5.2% were single-parent households. Additional data pertaining to household type characteristics can be found in Appendix 1.

Since 1970, the mean household size has decreased noticeably, from 3.65 persons per unit (1970) to 3.09 persons per unit (1986). This 1986 mean household size in Los Altos Hills, however, is still somewhat larger than the County-wide 1986 mean household size of 2.80 persons per unit.<sup>8</sup>

Incidence of Overcrowding. Although the incidence of overcrowding has been negligible since 1970 in the Town of Los Altos Hills, it is still a factor to be considered.

An overcrowded housing unit is defined as a housing unit occupied by more than one person per room (excluding the kitchen and bathrooms). In 1970, 1.6% of all occupied housing units in the Los Altos Hills community were overcrowded. More recently (1980), .9% (21 units) of all occupied housing units, which housed 97 persons, were overcrowded; two of the 21 units were occupied by renters. This translates into an average of 4.6 persons per overcrowded housing unit rather than the median 1980 City household size of 3.09 persons.

In comparison, the incidence of overcrowding in the entire County (5.3%), as well as in the State (7.4%), is considerably larger:

TABLE 4: PERCENTAGE OF OVERCROWDED HOUSING UNITS

	<u>1970</u>	<u>1980</u>
Los Altos Hills	1.6%	.9%
Santa Clara County	6.4%	5.3%
State of California	7.9%	7.4%

## Household Incomes.

1. Household Income Distribution - Los Altos Hills had a median household income in 1980 of \$48,490, which was more than twice as high as the County Median household income (\$23,369) and the



median household income (\$23,369) and the State median household income (\$18,248). Similarly, the median family income of Los Altos Hills (\$52,363) was significantly above Santa Clara's median family income (\$26,659) and California's median family income (\$21,541). In 1980, over one-fourth of the families and households in Los Altos Hills had an income over \$75,999 and an additional 20% had an income over \$49,999. For more information concerning the specific number of households and families in each income bracket, refer to Appendix 2. Although the median income figures of Santa Clara County are significantly below those of Los Altos Hills, County income figures are the second highest of all County median incomes in the United States.<sup>9</sup>

During the past five years, from 1980 to 1985, the median family income in Santa Clara County has risen 46.5%, from \$26,659 to \$39,093.<sup>10</sup> Assuming that the median family income of Los Altos Hills has risen at least as fast as the County's, the City's 1985 median family income would be \$76,711.

Using the income calculations provided in Appendix 3, it is possible to determine the number of households in Los Altos Hills which fall into each of the four basic income groups, as defined by the State Department of Housing and Community Development: very low (6.4% of total population), low (4.2%), moderate (11.2%), and above moderate (78.2%).<sup>11</sup>

Appendix 4 provides similar data for the number of families by size which fall into each basic large family income level as defined by the Department of Housing and Urban Development. Results show that the percentage of families falling in the low- and very-low income categories (7.6%) is minimal when compared to the percentage of families in the moderate (9.9%) and above moderate-income categories (82.5%).

2. Number of Households Below the Poverty Level - Poverty level specifications, as defined by the Federal government, are adjusted annually and measure not only income levels, but also, family size, number of children, and the age of the family householder or unrelated individual. This allows the City to more accurately identify those families in need of immediate assistance. According to 1980 Census data, 2% (41 families) of all families or 3.6% (263) of all residents in Los Altos Hills fall below the poverty level. This below-poverty population is comprised of 3.6% of the total White population (256 persons) and 2% of the Asian origin population (7 persons). None of the families below the poverty level are female-headed families with





no husband. Appendix 5 provides more detailed information concerning family types below the poverty level. The data from Appendix 5 shows that of all families below the poverty level in 1980, 12% were families with children 0-5 years of age, 44% were families with children 6-17 years of age, and 44% were families with no children. Six of these families were characterized as having a householder over the age of 65. If one looks at the entire elderly population, rather than just households with an elderly householder, almost 7% of the elderly population (30 persons) fell below the poverty level in 1980.

3. Households "Overpaying" for Housing - Due to differing family income levels and sizes, it is difficult to set a specific maximum percentage of income a household should devote to housing. Generally, a household should not contribute more than 25%-35% of its income to housing in order to prevent sacrificing other necessary expenditures. Devoting a sum greater than 25%-35% (depending on family size and income) of one's income can result in hardship and difficulty in providing other necessary goods and services.

The California Department of Housing and Community Development has provided communities with a "Methodology for Calculating Lower Income Overpayment". This methodology has been used to assemble Tables 4.1 and 4.2, using 1980 Census Data.

TABLE 4.1: RENTER HOUSEHOLD INCOME BY GROSS RENT AS A PERCENT OF INCOME IN 1979

Rent as % of Income	\$ 0- 4,999	\$5,000- 9,999	\$10,000- 14,999	\$15,000- 19,999	\$20,000 or more	Total
0-19%	0	0	0	0	81	81
20-24%	0	0	0	0	32	32
25-34%	0	9	0	0	8	17
35%+	14	19	15	0	0	48
Not computed	0	0	7	9	0	16
Total	14	28	22	9	121	194

TOTAL HOUSEHOLDS

OVERPAYING

= 57 or 29.5% of all renters

The boxed figures in Table 4.1 represent the total number of lower-income renters, plus those renters in the income range of \$18,695 (the lower-income limit, 80% of median) to \$19,999 (the breakoff figure for the fourth income range used in the 1980 Census tables) that are "overpaying" (paying more than 25% of their household income for housing). Using the



information in Table 4.1, it is possible to calculate the number of households in the fourth income range that are lower income. Because a portion of the population in the income category of \$15,000-\$19,999 is classified as above moderate income, the final number of rentership households who are overpaying, and are also lower income, is 57, or 29.5% of the total renting households.

TABLE 4.2: OWNER HOUSEHOLD INCOME BY SELECTED MONTHLY COST AS A PERCENT OF INCOME IN 1979

Housing Cost as % of Income	\$ 0- 4,999	\$5,000- 9,999	\$10,000- 14,999	\$15,000- 19,999	\$20,000 or more	Total
0-19%	0	5	25	6	1,102	1,138
20-24%	0	0	0	6	137	143
25-34%	0	0	12	0	224	236
35%+	31	24	37	24	278	394
Not computed	0	0	0	0	0	0
Total	31	29	74	36	1,741	1,911

TOTAL HOUSEHOLDS

OVERPAYING = 121 or 6.3% of total owner households

The boxed figures in Table 4.2 represent the total number of lower-income ownership households, plus those owners in the income range from \$18,695 to \$19,999 who are "overpaying". After performing the necessary calculation to determine the number of households in the fourth income range that are lower-income, it was determined that 121 or 6.3% of the lower-income ownership households are overpaying.

Summary of Los Altos Hills Population Groups with Special Needs. Certain segments of the population have special housing needs due to their unique and individual characteristics. In order to ensure that these special groups are identified and their needs are addressed in the City's housing policy, this section provides a summary of the special population groups residing in Los Altos Hills. The special population groups include: low- and moderate-income families, elderly persons, large families, female-headed households, disabled persons, students and persons in need of emergency shelter.





1. Lower-Income Families<sup>13</sup> - Approximately 9.3% (195) of all families residing in Los Altos Hills were categorized as lower-income families in 1980; that is, they earned 80% or less of the County median family income. Comparatively, the entire Santa Clara County has a much higher percentage of lower-income families (35.8%). In both jurisdictions, a lower-income family is able to spend approximately \$600 per month on housing without exceeding the overpayment cut-off (35% of median income). The lower-income population, although quite small in Los Altos Hills, still requires special attention to ensure that adequate housing opportunities are available to them. In 1980, the availability of affordable housing for families earning no more than 80% of the County median family income (\$21,327) was as follows: 109 rental units at \$600 or less<sup>14</sup>, 568 units at \$600 or less with a mortgage, and 255 units at \$600 or less without a mortgage.

The median selected monthly owner costs for units with a mortgage equals \$751. It is not appropriate to use these figures in direct comparison with the number of low-income families, because many of these seemingly lower-cost housing units are not available to the lower-income families due to initial purchasing costs, indirect costs, and low vacancy rates. Many of these units are not occupied by lower-income households.

2. Moderate-Income Families<sup>15</sup> - Using the Santa Clara County median family income, 11% (232 families) of all families in Los Altos Hills fall within the moderate-income range, while 27% of the families in the County fall within the moderate-income range. Moderate-income families are defined as families earning between 80% and 120% of the County median family income (\$21,327 to \$31,990).

A moderate-income family in 1980 should have spent no more than approximately \$900 per month on housing so as not to contribute more than 35% of its total household income to housing. Although there were many rental units and owner units with monthly costs equal to or below \$900,<sup>16</sup> many of these units were occupied by above-moderate income families and, therefore, not available to moderate-income families.

3. Elderly Persons - In 1980, 318 of the total 2369 existing households (13.4%) had at least one member 65 years of age or older. The majority (253) of these households were headed by a senior citizen. Of the 318 households with elderly members, 24 were rentals and 293 were owner occupied.



Persons 65 years of age or older constituted 6% (447 persons) of the total population; persons between the ages of 55 and 64 constituted 13.2% (979 persons) of the total population. Of the total elderly population, 7.5%, or 33 persons, had a public transportation disability, which indicates a need for housing that is accessible to disabled persons and 6.9% (30) of the elderly population fell below the poverty level in 1980.

Los Altos Hills can expect its senior population to increase in the years ahead. Because many older people prefer to remain in the homes in which they have lived over the years, the Town has established a goal of assisting its older residents to remain in their homes as long as possible. There are local agencies which offer services to the elderly, including Community Services Agency and the Los Altos Senior Center, both of which the Town supports with financial donations. Services provided by these and other local agencies include: emergency assistance, transportation services, nutrition and hot meal programs and information and referral. The Town will maintain information regarding these services and will publicize their services to the Town's residents.

4. Large Families - In 1980, 15.9% (378) of all families residing in Los Altos Hills contained five or more family members. More than half of these large families contained five persons (68.5%), while the remaining large families were comprised of six persons or more (31.5%). Of the 378 large family households, 23 or 6%, were renters and 355 were owner occupied. The median income of large families in 1980 and 1985 is shown in Table 5:

TABLE 5: MEDIAN INCOME OF LARGE FAMILIES

	1980 Median Income	1985 <sup>17</sup> Median Income
5 persons	\$54,038	\$ 79,165
6 persons	\$75,001	\$109,876
7 or more persons	\$50,000	\$ 73,250

Of all large families, 3.5% (12) are characterized as very low income and 1.2% (4) are characterized as low income according to HUD definitions.<sup>18</sup> More detailed data concerning the specific income range of each family size is provided in Appendix 7.

To determine whether Los Altos Hills provides affordable housing for this large family sector, one must first look at typical





housing prices and then compare these prices to the incomes of larger families. For a large family to purchase a 1986 average-priced home at \$750,000,<sup>19</sup> that family would need a yearly income of \$180,500<sup>20</sup> to pay monthly housing payments of \$5,265.<sup>21</sup>

In comparison, 1980 Census data reported that families already residing in their homes had a median monthly payment of \$751, which would increase slightly by 1984 due to higher energy and maintenance costs, so that they would need a yearly income of approximately \$30,000. These figures can be compared to 1985 large family median incomes of: \$79,165 for five persons, \$109,876 for six persons, and \$73,250 for seven or more persons.

The large difference between average housing payments in 1980 and the payments facing a home purchaser in 1986 is due to the length of stay of many residents. Nearly 44% of the Town's households (in 1980) moved into their homes prior to 1970 and nearly 69% prior to 1985.

5. Female-Headed Households - In 1980, Los Altos Hills contained 91 female-headed households; 65% (59) with children between the ages of 6 and 17 only, and 35% (32) with no children. Although none of these female-headed households fall below the poverty level, the median income of female-headed households with children 6-17 years (\$14,712) is 75% lower than the median income of married couples with children 6-17 years (\$58,750). The median income of female-headed households with children under five years of age is unavailable because no households of this type were recorded in the 1980 Census data.

Because of this significantly lower median income, female-headed households pay a larger share of their income for housing than the population at large.

6. Disabled Persons - Persons with a public transportation disability residing in Los Altos Hills comprise 1.7% of all persons over the age of 15 (96 persons). A public transportation disability is defined as a health condition which makes it difficult or impossible to use buses, trains, subways, or other forms of public transportation. This figure is somewhat lower than the overall County percentage of disabled persons, 2.5%. Due to limited mobility, housing that does not create barriers to living is needed for the physically handicapped.
7. Students - Los Altos Hills is surrounded by a number of colleges and universities, including: Stanford University, University of



Santa Clara, Foothill College, DeAnza College, and Menlo College. A detailed listing of these colleges, which includes the number of students enrolled and faculty employed, is provided in Appendix 8. Eight hundred persons residing in Los Altos Hills are enrolled in one of these institutions, 139 of whom are enrolled in a private college and are therefore likely to be full-time students. Assuming that a majority of these college students are between 18 and 24 years of age, the population enrolled full-time in a college comprises 24% of the population within this age group.

Full time students are often categorized as temporary low-income persons. Thus, adequate low-cost rental housing is the major need demanded by this special needs population.

8. Emergency Shelter - It is important to assess whether accommodations exist for persons in need of shelter due to problems such as financial hardship, family difficulties, a natural disaster, or temporary unemployment. The number of homeless persons is increasing statewide, and this problem not only affects those individuals without shelter, but also, the welfare of the entire community.

Although the Town of Los Altos Hills does not contain any organizations which provide emergency shelter, there are nearby communities which provide shelter assistance. Three of the four nearby emergency shelter organizations - Community Services Agency of Mountain View/Los Altos and the two Salvation Army extensions - only provide a maximum of three-day temporary lodging at motels primarily for families. Subsequently, in past years, persons in need of shelter were referred to the Main Countywide Emergency Housing Consortium located in Santa Clara at Agnews Hospital, the Hospitality House, or the San Jose Mission, all located some distance away. A new Mid-Peninsula Family Living Center located in Menlo Park, however, opened in November of 1984, which eliminates the need to reroute persons from Los Altos Hills and the surrounding area to shelters quite some distance away. Unfortunately, this new shelter, as well as the three other emergency shelter organizations in the area, primarily serve families, meaning that single persons in need of shelter still must resort to shelters outside of the area. Future development of emergency shelters should take this inadequacy into account to ensure that local single-person shelter facilities are provided.

The four existing emergency shelter organizations in close proximity to Los Altos Hills are as follows:



- A. Community Services Agency of Mountain View/Los Altos (Los Altos) - Refers needy persons to emergency shelters or uses a voucher system to provide temporary lodging (maximum of three days) at a motel. Families with children are given first priority.
- B. Salvation Army (Sunnyvale/Mountain View) - Refers all persons, if possible, to emergency shelters or provides one day shelter at a motel using a voucher system (16-23 vouchers are provided monthly).
- C. Salvation Army Extension (Los Altos) - Same system as above.
- D. Mid-Peninsula Family Living Center (Menlo Park) - A new shelter beginning with accommodations for 10 persons (a maximum stay of 30 days) and 20 motel units. This shelter gives first priority to families and second priority to elderly persons and disabled persons.

#### Existing Housing Stock Characteristics

Number of Housing Units by Tenure and Type. As of January 1, 1986, there were 2,631 housing units in Los Altos Hills. Of these, 2,557 units are occupied and 74 units are vacant, resulting in a vacancy rate of 2.8%.

The tenure of the occupied units is approximately 90% owner-occupied and 10% renter-occupied units. Santa Clara County and Los Altos Hills vary greatly in the type of housing units available. The largest difference is that Santa Clara, known for its high proportion of multi-family units, contains 40% multi-family units, while Los Altos Hills contains only 7.5% multi-family units. Santa Clara County also contains a larger percentage of mobilehomes (3.5%) than Los Altos Hills (.38%). A table depicting the housing types in detail is provided in Appendix 9.

There are two convents located within the Town boundaries, Daughters of Charity and Poor Clares. The Census identifies these convents as group quarters rather than housing units, however, they do provide housing for approximately 97 persons (85 at Daughters of Charity and 12 at Poor Clares) and the Town recognizes this unique contribution of housing to the region.

While the Poor Clares convent was in existence prior to the Town's incorporation, the Town's Zoning Ordinance was amended in 1971 to specifically allow convents with a Use Permit when the Daughters of Charity requested permission to add a convent to their property.





Approximately 54 living units were then available at the Convent. In 1983, the Town granted another Use Permit to allow an additional 31 living units at the Convent.

The three Census Tracts partially situated within Los Altos Hills city limits contained the following percentage of all City housing units in 1980: Census Tract 511601 had 3.7% (92) of all units, Census Tract 511901 had 47.7% (1,165) of all units, and Census Tract 511703 had 48.6% (1,187) of all units. These percentages are fairly similar to the percentages of persons situated in each Census Tract.

1. Age of Housing Stock - It is apparent, from 1980 Census data and 1980-1984 City permit forms, that the Los Altos Hills housing stock is quite new, as is the entire County's housing stock. Approximately 61% of the housing stock in the City and 64% of the housing stock in the County was built after 1960. An additional 20% of the City and County housing stock was constructed during the decade of 1950-1960, leaving less than one-fifth of the housing stock constructed prior to 1950.

A table depicting the age of the housing stock, by housing unit type, is provided in Appendix 10.

After 1969, no additional mobilehome units or multi-family units were added to the total housing stock. This is due to the zoning regulations which restricted multi-family units, and high land costs, which make mobile home installation an uneconomical use of land.

2. Housing Units Lacking Complete Plumbing - Five housing units in Los Altos Hills lacked complete plumbing for exclusive use in 1980. This accounts for only .2% of the total housing stock and affects .2% of the total population (15 persons). Although the occurrence of inadequate plumbing facilities was negligible in 1970 as well, it was still somewhat higher (.8% or 15 units) than the 1980 figure. Similarly, the entire County has maintained a low proportion of units lacking complete plumbing facilities from 1970 to 1980 (.9%). The newness of the housing stock accounts for this low percentage.
3. Structural Condition - After conducting a windshield survey of the housing stock in the Town of Los Altos Hills (1984), the results showed that the housing stock is in very good condition. Although this survey consisted of an exterior inspection only, it was evident that the Town's people provided the necessary maintenance to comply with the building regulations set forth in



the Uniform Building Code. No sign of substandard housing conditions were evident.

#### Housing Unit Value and Cost.

1. Housing Unit Value - The value of a housing unit is defined as the respondent's estimate of the current dollar worth of the property if the unit is owner-occupied, or the asking price if the property is vacant (excluding rental units). Within the community of Los Altos Hills, 89.1% of all housing units were valued at \$200,000 or more in 1980, and the median housing unit value was \$200,100.

This median housing unit value in Los Altos Hills is almost twice as high as the median value of a housing unit in Santa Clara County (\$109,400) and more than twice as high as the median housing unit value in California (\$84,000). The average home value in Los Altos Hills in 1980 was \$238,339. A detailed listing of the number of housing units which fell into each value category in 1980 is provided in Appendix 11.

Since 1980, housing costs in Los Altos Hills have increased dramatically, reaching an average price of \$750,000 (June 1986 average was \$807,000, July 1986 average was \$725,000)<sup>23</sup>, although the range of prices is much greater. The cost of housing in Los Altos Hills has consistently remained substantially above the average price of housing in Santa Clara County which equalled approximately \$160,000 in April 1984.<sup>24</sup> This difference in price can be partially attributed to the difference in residential lot size in the County and in the Town of Los Altos Hills. While Los Altos Hills requires a minimum lot size of one acre, the average lot size in the remainder of the County is 9,300 square feet.<sup>25</sup>

2. Owner and Renter Monthly Costs - According to the most recent information available concerning monthly owner costs for owner-occupied housing units (1980 Census data), median selected monthly owner costs<sup>26</sup> were \$751 for units with a mortgage and \$210 for units without a mortgage. In fact, over half of the units (53.4%) with mortgages had monthly costs of over \$750. In comparison, the median gross rent<sup>27</sup> in 1980 was \$469. The lowest gross rent was approximately \$170, although almost half (47.2%) had gross rents over \$500. Appendix 12 provides detailed information concerning the number of units which fall into each designated monthly cost range.





Census information for Santa Clara County shows that the entire County's median monthly costs are 30%-50% lower than Los Altos Hills' monthly costs. The 1980 median monthly costs for the County are as follows: \$471 for owner costs with a mortgage, \$105 for owner costs without a mortgage, and \$335 for gross renter costs.

TABLE 6: 1980 COUNTY AND CITY MEDIAN MONTHLY COSTS

	Median Owner With a Mortgage	Monthly <sup>28</sup> Costs Without a Mortgage	Median <sup>29</sup> Renter Monthly Costs
Los Altos Hills	\$751	\$255	\$469
Santa Clara County	\$471	\$105	\$335

Local Vacancy Rate. Traditionally, market analysts have determined that the minimum vacancy rate needed to provide adequate choice in the housing market is 6% for rental units and 2% for owner-occupied units. Using these vacancy rates to determine the ideal vacancy rate for the Los Altos Hills area results in a 2.3% vacancy rate.

$$\begin{array}{ccccccc}
 9.3\% & \times & 6\% & + & 90.7\% & \times & 2\% & = & 2.3\% \\
 \text{Proportion of} & & & & \text{Proportion of} & & & & \text{Ideal} \\
 \text{rental stock} & & & & \text{ownership stock} & & & & \text{vacancy} \\
 & & & & & & & & \text{rate}
 \end{array}$$

Although 1980 Census data indicates a vacancy rate of 1.9%, more current vacancy figures obtained from a January 1986 report issued by the State Department of Finance Population Research Unit shows that Los Altos Hills has a vacancy rate of 2.04%. Both vacancy rate figures of units for sale, or for rent, are actually lower than the minimum rate deemed necessary for adequate choice. However, if all "other" vacant units are added to the units for sale, or for rent, the vacancy rate rises to 2.8%.

Santa Clara County vacancy figures are comparable: 2.1% of all units are for sale or for rent, and 3.5% of all units are for rent or vacant for any other reason.

Energy Consumption and Conservation. In the past decade, energy costs have increased dramatically at least 100% over general inflation since 1970. Because of this, energy conservation is playing a larger role in the housing development industry. Through basic energy conservation construction techniques, households are able to lower their energy bills to an affordable level.



Presently, 30.7% of the households in Los Altos Hills devote at least 3% of their income to energy costs. This is not an accurate indicator of the increasing real costs of energy consumption, however, because the residents' high income levels overshadow the high costs of energy use. In the Los Altos Hills area, energy costs are mainly a result of space heating and water heating. A majority of the residents (88%) rely on utility gas for space heating and water heating as well. For space heating, the remainder of the population which does not use utility gas relies on electricity (7.2%), bottled or tank gas (2%), fuel oil (2%) or wood (1.2%). Similarly, the remainder of the population heats water by using electricity (11.7%), bottled or tank gas (1.2%), or fuel oil (.7%). Due to mild year-round temperatures, only 17.3% of all housing units are equipped with air conditioning.

Initially, most energy conservation measures were applied only by homeowners or developers who individually deemed it to be a worthwhile endeavor. Presently, however, statewide energy conservation standards, adopted in July 1983 (single-family homes) and January 1984 (multi-family units) are enforced throughout the state so that a minimum level of energy efficiency is established. Every newly constructed housing unit is required to abide by specified conservation regulations. These regulations are enforced by the Los Altos Hills Building Department through careful review of each proposed project for adequate energy efficiency as defined by the California Energy Commission. The Energy Commission has divided the state into a series of climate zones. Los Altos Hills is situated in Climate Zone 4 (see map in Appendix 13). State energy efficiency standards are associated with this climate zone's special characteristics so as to maximize energy conservation. Mandatory features and devices required of all housing units in order to comply with State regulations include:

- Insulation of ceilings, walls, ducts, water tanks, and pipes;
- Caulking of all joints and penetrations;
- Approved and certified doors, windows, fireplaces, shower heads, faucets, and heating equipment;
- Setback thermostats;
- Efficient gas cooking appliances.

For further information on detailed requirements, refer to the Climate Zone 4 Manual issued by the California Energy Commission.



## EMPLOYMENT TRENDS

### Labor Force

In 1980, the Town of Los Altos Hills had a labor force of 3,776, 97.8% of whom were employed and 2.2% of whom were unemployed. Since 1980, the unemployment rate has risen from 2.2% to 4.0%<sup>30</sup> (1983). This is significantly lower than the Santa Clara County projected unemployment rate of 8.2%<sup>31</sup> (1983) and the State's unemployment rate of 10.8%<sup>32</sup> (1983). The Santa Clara County unemployment rate, however, is still among the five lowest unemployment rates of all California counties. The table below compares the unemployment rates from 1980-1983 for the City, County and State.

TABLE 7: UNEMPLOYMENT RATES

	1980	1981	1982	1983
Los Altos Hills	.22%	3.0%	3.9%	4.0%
Santa Clara County	4.5%	5.9%	7.5%	8.2%
California	6.6%	-	-	10.8%

In the past decade, the number of persons in the labor force per household has increased slightly from 1.4 persons to 1.6 persons per household. Additionally, during the same time period, the percentage of females in the labor force has increased 7.4% to equal 34.8% in 1980.

According to the 1980 Census data, those persons in the labor force are employed primarily in occupations of professional specialty (30.3%) and of executive, administrative, or managerial positions (25.7%).

The industries which employ a majority of Los Altos Hills' residents are durable goods manufacturing (21.4%), retail trade (14.6%), and educational services (11.3%). This is because the City is in close proximity to Silicon Valley's expansive number of electronic industries, as well as to six different institutions of higher education, including Stanford University and the University of Santa Clara. A complete list of the number of persons employed in each type of industry is provided in Appendix 14<sup>33</sup>.

Los Altos Hills does not contain any commercial or industrial facilities, so all residents must commute to neighboring towns to reach their place of employment. For this reason, over one-half of all persons employed (50.7%) travel 20 minutes or more to their place of work and 13.3% of





these commuters travel more than 60 minutes to work. Overall, the average commuting time is 22 minutes.

### Future Trends

Because the Town of Los Altos Hills possesses the rare characteristic of containing no commercial or industrial facilities, it is impossible to predict how future economic trends within the City will affect the City's housing market. For this reason, a general overview of the County's economic market is applicable.

As the County has moved away from agriculture and food processing, the growing emphasis on highly technological industries has created a wealth of opportunities for the educated and experienced job seeker. Consequently, thousands of professionals who wish to maintain a high standard of living have been attracted to communities such as Los Altos Hills. In 1980, Santa Clara County had the highest industrial valuation in the State due to its incredible amount of "high-tech" electronics industries. The largest firms, all of which are "high-tech" industries, are listed in Appendix 15. It is projected that electronics manufacturing and services will contribute the largest number of the projected jobs to be created in the next years.<sup>34</sup> Additionally, retail growth will add a significant number of new jobs. Many additional jobs will also result from replacement of existing jobs.

It is likely that housing construction will continue at its present rate in the Town of Los Altos Hills for the next 10 years due to market, governmental, and environmental factors (see appropriate sections for further detail). Increased employment opportunities in the surrounding communities will affect the City's housing market by increasing the already high values of the large lot parcels and homes. Scarcity of homes similar to those in Los Altos Hills will continue to create a growing demand for those in Los Altos Hills.



## CONSTRAINTS AFFECTING HOUSING PRODUCTION

In general, the remaining undeveloped parcels within the community are those where development is most impeded by environmental and other constraints and lack of infrastructure.

### Governmental Constraints

Although governmental housing regulations are created for the purpose of ensuring an acceptable quality of housing development, these regulations can sometimes negatively affect the availability of housing. For example, development fees incurred are usually passed on to the home buyer, meaning that housing costs are increased.

Governmental factors which most affect the development of housing in the Town of Los Altos Hills are:

- Planning permit fees and processing time;
- Building fees;
- Residential design standards;
- Building codes;
- Land use controls;
- Infrastructure capacity and availability.

It should be noted that the same government regulations that can add to housing costs can also achieve positive results. In the case of Los Altos Hills, development regulations are designed to protect residents and adjacent communities from numerous environmental hazards, to preserve the desirable rural residential characteristics, and to provide a buffer transition between urban areas and open space.

Many of the Town's residential design standards and regulations described in subsequent paragraphs are to accommodate and offset the environmental, slope and infrastructure constraints prevalent throughout the Town and to mitigate the effects of large, expensive single family homes in the range of 4,000 to 15,000 square feet in size. These units, while they are necessarily constrained by the design requirements, cannot by any means be considered affordable. Since the Town's General Plan and ordinances encourage construction which blends with the natural surroundings, small single story residences will not generally require landscaping mitigations and will not be constrained by setback limitations. On existing smaller lots of less than one acre (any existing lot may be developed regardless of size, assuming other constraints are at a minimum), setbacks can be a constraint. However, the Town has a variance procedure, whereby relief from these requirements may be granted. The fees involved with development applications, including variances, as outlined below, can be considered a constraint to low and moderate income housing. Therefore,





a program is included in this Element which will allow waiving of the development fees for any primary residence to be occupied by low or moderate income level persons, 1,250 s.f. or less in size.

Planning Permit Fees and Processing Time. Planning fees in the Town are similar to those required by the County, with the exception of Los Altos Hills' additional "deposit" requirement. As specified in the municipal fee schedule, some applications require a deposit, in addition to the non-refundable fee. An hourly rate of \$50 is charged against the deposit for staff time spent on Subdivision applications and Town Geologist time spent on Site Development applications. The remainder of the deposit is returned to the applicant. The fees are provided in Table 8.

The time necessary to process an application for a single home or subdivision is difficult to specify because each project has unique characteristics. While one developer may not require any revisions on his tentative maps, which would shorten the processing time, a second developer with a similar project may encounter an environmental constraint which would significantly lengthen the processing time. In order to give a general idea of the average permit processing time schedule, however, approximate times for the steps involved are provided in Table 8.

Building Fees. In general, building permit fees are based on the valuation of construction of the project as defined in the Uniform Building Code. The value used in computing the building permit and plan review fees is the total value of all construction work for which the permit is issued, as well as all finish work - painting, roofing, electrical, plumbing, heating, air conditioning, and any other permanent equipment. Provided in Table 9 is a summary of the general building permit fees in Los Altos Hills which are considerably lower than County building and plan check fees.



TABLE 8 (Con't.): FEE SCHEDULE FOR LOS ALTOS HILLS - 1987

Description	Approximate Processing Time	Non-Refund- able Fee	Deposit
3. Final Map	Varies		
a. 4 Lots or Less		\$ 750 each	\$1,000
b. More than 4 Lots		\$ 750 each	\$2,000
4. Lot Line Adjustment		\$ 500 each	\$ 500
5. Inspection of Public Improvements		6% of total improvement costs	N/A
C. GENERAL			
1. General Plan Amendment		\$ 250 each	\$1,000
2. Review of Initial Study		\$ 250 each	\$ 500
3. Preparation of Draft Environmental Impact Report		\$ 250 each	\$ 500

TABLE 9: SUMMARY OF BUILDING PERMIT FEES

Estimated Construction Cost	Building Permit Fee	Plan Checking Fee
\$ 1 - 25,000	\$ 31.00 - 281.00	\$ 20.00 - 183.00
25,001 - 50,000	289.00 - 468.00	183.00 - 304.00
50,001 - 75,000	472.00 - 590.00	307.00 - 384.00
75,001 - 100,000	593.00 - 711.00	385.00 - 462.00
100,001 and up	711.00 + 3.50 for each additional thousand or fraction thereof	65% of building permit fee



Additional fees incurred by developers in Los Altos Hills, as defined in the Municipal Code, are required for the purpose of ensuring the use of safe housing construction techniques and to ensure adequate infrastructure capacity for residential development in the Town. Listed below are the major building fees developers must take into account when constructing a home in Los Altos Hills.

TABLE 10: ADDITIONAL BUILDING FEES

Storm Drainage Fee	\$0.06 per square foot
New Dwelling	\$1,000 plus \$65.00 per bedroom
Structural Addition to Any Dwelling or Other Building	\$0.15 square foot of floor area added
Mechanical Issuance Fee	\$25.00 plus .03 per square foot
Electrical Issuance Fee	\$25.00 plus .04 per square foot
Plumbing Issuance Fee	\$25.00 plus .04 per square foot

School District Fees. This is not a fee imposed by the Town, but rather by the local school districts serving the Town. The maximum fee which is charged for new development is \$1.50 per square foot.

Residential Design Standards<sup>35</sup>. To maintain its rural character, the Town of Los Altos Hills has created a set of design standards to be followed by all developers. As stated in the Town's Municipal Code, "All lots or parcels shall be designed so as to take maximum advantage of, while still preserving, the basic natural characteristics of the land." Provided below is a summary of the standards which most affect residential development.

Driveways. A minimum 10 foot driveway is to be plotted to create the least amount of topographical resistance (not exceeding 20% grade).

Foundation. A pier and grade beam foundation on a flat site and a choice of step-on-contour, daylight, or pole foundation on a site with slope greater than 14% is required.

Lot Size. For newly created lots, a minimum of 43,560 square feet is required. If the average slope is greater than 10%, then the lot size must increase according to the Town's slope density formula.

Off-Street Parking. Parking for four vehicles is required (minimum space size - 10' x 20').

Road Design Standards. The minimum right-of-way width for all public and private roads, except fire or emergency roads, must be 60 feet.





Fire or emergency road widths are variable. All roadways within the lot must be constructed by the subdivider. Grades in excess of 20% are not permitted.

Sanitary Sewer Improvements. Every lot must be provided with sanitary sewers connected to a public sanitary sewer system or must meet Santa Clara County Environmental Health regulations to allow individual septic tank systems.

Storm Drainage Improvements. Drainage systems must be designed to minimize the effects of erosion, siltation, and flooding on immediate or distant downstream neighbors.

Underground Utility Improvements. All public utility systems and service facilities must be installed underground.

Water Improvements. The subdivider must construct a complete water system and furnish evidence showing the availability of the public water system to serve the subdivision, as well as adequate water supply for fire protection.

Park and Recreation Dedication and Fees. Every subdivider must dedicate a portion of land, pay a fee in lieu thereof, or a combination of both, at the option of the Town.

Path and Trail Easements. As depicted on the General Plan circulation map and in the Path and Trail Element, easements must be provided for adequate trails when designated parcels are developed. Improvements are also required.

Height of Structures. No structure may exceed 27 feet in building height.

Maximum Floor Area. Dependent on the average slope and the net area of the lot, may be reduced to no less than 4,000 square feet except when the Lot Unit Factor is .50 or less.

Maximum Development Area. Dependent on the average slope and net area of the lot, may be reduced to no less than 5,000 square feet unless the Lot Unit Factor is .50 or less.

Setback Lines. The setback line for any structure must be: 40 feet from the nearest public or private street, 30 feet from property lines.

Landscaping. A landscape plan providing at least the minimal amount of landscaping necessary to mitigate off-site visual impacts is required for most major projects.



Supplemental Improvements. Additional special improvements may be required as deemed necessary by the City Council. Supplemental improvements made for the benefit of the general public will result in reimbursement to the subdivider.

Building Codes. Presently, the Town of Los Altos Hills adheres to the Uniform Building Code to maintain safe and decent housing conditions. Enforcement of these building regulations consists of careful inspection of all proposed project plans and alterations, as well as inspection during construction, followed by a final inspection of the finished product. Existing homes are also inspected periodically to identify substandard housing units which should be remedied.

Land Use Controls. Land use controls have been established to protect and guide the growth of the Town in an orderly manner and to preserve the health and safety of Town residents, as well as protect the rural residential character of the community. Land uses are regulated through the creation of two land use zones. These zones establish Los Altos Hills as a transition area between the urbanized mid-peninsula and the open coastal mountain range.

The two designated land use zones are as follows:

Residential-Agricultural District (R-A): The primary uses allowed are primary dwellings and agriculture. Accessory uses, including home occupations and child daycare homes, are also permitted in the R-A zone. Additionally, conditional uses are acceptable provided the project meets the Town's regulations and the Council's approval. Conditional uses include: public libraries, churches, recreation facilities, temporary house trailers, schools, fire and police stations, secondary dwellings, administrative Town facilities, and commercial stables.

Open Space Reserve District (OSR): The primary uses allowed in the OSR zone are agricultural uses (including horticulture and grazing), forest preserves, and other open space uses. Accessory uses and structures other than buildings necessary to conduct a primary use are not permitted.

Infrastructure Capacity and Availability. When analyzing infrastructure constraints which may affect future housing development in Los Altos Hills, it is important to note that most remaining vacant properties are vacant because they are constrained by one or more factors. Fire protection, roadways, storm drainage and sewer facilities and geotechnical constraints are the most prevalent constraints. Many vacant properties are located in high fire hazard areas, have inadequate access, lack sewer facilities and/or cannot accommodate septic systems or have storm drainage problems which must be corrected prior to development.





Mitigations to overcome these constraints, most to be implemented on an individual basis, will become more and more necessary as the Town moves closer to buildout. The following analysis is provided to outline the effect of continued housing development on service facilities serving the Town. Police protection, water supply and school facilities are discussed in addition to the services mentioned above.

1. Circulation - The existing circulation system is designed primarily for low travel residential use with the intent of making the Town relatively impermeable to automobiles but convenient for pathway users. Roads are rural with narrow widths averaging 18 to 24 feet without curbs and gutters. Some roads are just gravel, or dirt, with limited paved surface. The Town also has an extensive pathway system. Pathways are located adjacent to roadways, usually with separation between road pavement and pathways, and also across or adjacent to private properties to provide a complete pathway system.

Aside from occasional cases where a parcel planned for development abuts a roadway requiring improvements, minimal routine maintenance is provided by the Town. Typically, when development abuts a roadway requiring improvements, the developer has the option of directly paying for the improvements to be completed or paying an in-lieu fee.

Available data on traffic volume and patterns, which was compiled in 1975, indicates that traffic volumes are the heaviest along Arastradero Road, Page Mill Road, Fremont Avenue, El Monte Road, Elena Road and Moody Road. No roadways exceed their maximum capacity according to this report; and, assuming residential densities and development continues at the current rate, it appears existing roadways can accommodate remaining buildout, if necessary mitigations are implemented on an individual basis. If higher densities of development are allowed, the circulation system could be significantly affected and constraints on further housing development would be increased.

2. Storm Drainage - The storm drainage system of Los Altos Hills is designed to the greatest extent possible to maintain the natural water drainage patterns. Roads usually have no curbs or gutters and there are no major storm water collection facilities. Improvements consist primarily of street culverts which pass under driveways. Drainage problems have occurred when development takes place upstream causing minor floor hazards in downstream properties or when runoff from new development is not properly controlled, causing erosion and other problems on neighboring properties. The Town has recently begun a study of storm drainage problems and the improvements which will be necessary to control these problems. As mentioned previously, storm drainage is a constraint to development in that many remaining vacant properties have storm drainage problems which will require correction prior to development taking place. These necessary storm drainage improvements may also create an increase in housing costs.



3. Wastewater Treatment - The Town's wastewater treatment needs are served by individual septic systems and by sanitary sewer service. Approximately one-third of the Town utilizes septic systems, one-third is served through contract with the Palo Alto sewer system and one-third through contract with the Los Altos sewer system. Both of these sewer systems have adequate capacity to accommodate new sewer hookups in the town; however, sewer lines do not presently extend to all areas of the community. Many of the remaining vacant parcels are not near sewer lines and the expense of extending these lines represents somewhat of a constraint to new development. Although some of these parcels can be developed with the use of individual septic systems, many of these lots have environmental constraints which preclude septic system use.
4. Fire Protection - Los Altos Hills is protected by the Los Altos Fire Protection District which is served by the Los Altos Fire Department. The Department consists of three stations and 39 employees, with 12 persons on duty at one time. Palo Alto provides additional backup protection when needed. Although very few calls received are from the Los Altos Hills community, most of the Town represents a high fire risk and there are many concerns associated with providing adequate fire protection. Most areas of the community can be designated as high fire hazard areas due to the amount of open space and natural vegetation. Response times are higher than in surrounding communities due to the hilly terrain and sometimes poor circulation system.

Future housing development is somewhat constrained by fire protection services because many remaining undeveloped properties are adjacent to open areas with high fuel loads and lack adequate primary and emergency access. Mitigations will be necessary on an individual basis and, possibly, on a broader basis to offset these problems prior to development of many of the Town's vacant properties.

5. Police Protection - Although Los Altos Hills is not categorized as a high crime area, burglaries are apt to occur in addition to other disturbances. During the twelve-month time period of July 1, 1985 through June 31, 1986, the police recorded 6,946 activities which required 3,107 hours of police work time. The number of hours dedicated represents a slight increase from the previous twelve-month period. Traffic incidents (enforcement, monitoring, and accidents), the largest category of police activities, equaled 39% of all police activity in Los Altos Hills. Further information concerning the type of activities which took place in Los Altos Hills is provided in Appendix 16.

Presently, the Town of Los Altos Hills does not have its own police department, rather, it has contracted the service out to the Santa



Clara County Sheriff's Department. The contract provides funding for 1.8 times the actual activity time to cover for administrative and patrol time.

6. Local School Districts - Los Altos Hills is located in three school districts, each of which is experiencing declining student enrollment with one exception, Bullis Elementary School within the Los Altos Elementary School District. Although this school experienced an unexpected increase in kindergarten enrollment in the past year, this increase was outweighed by the decline in enrollment in the other schools serving the Los Altos Hills area. Due to this steady decrease in enrollment and anticipated continuance of this trend in coming years, future housing development in the Town of Los Altos Hills does not pose a threat to the local schools serving the Town.

Provided below is a list of the three local school districts, the schools within these districts serving Los Altos Hills residents, the City in which the school is located, and the number of students presently enrolled in each school.

Schools Serving the Town of Los Altos Hills

Los Altos Elementary School District

Bullis Elementary (Los Altos Hills)	- 242 students
Egan Junior High (Los Altos)	- 363 students
Blach Junior High (Los Altos)	- 266 students

Palo Alto Unified School District

Nixon Elementary (Stanford)	- 294 students
JLS Middle School (Palo Alto)	- 1,114 students
Gunn High (Palo Alto)	- 1,393 students

Mountain View - Los Altos Union  
High School District

Los Altos High (Los Altos)	- 1,659 students
Mountain View High (Mountain View)	- 1,301 students
Shoreline High (continuation) (Mountain View)	- 133 students

Community College District

Foothill College (Los Altos Hills)	- 15,130 students
De Anza College (Cupertino)	- 23,250 students

7. Water Supply - Water is supplied to the residents of Los Altos Hills by two districts: the Purissima Hills County Water District, which





serves a major portion of the area, and the California Water Service. The 1984 maximum capacity figures, combined with the amount of water available for future use, indicate that projected housing development in Los Altos Hills would not burden water services.

Presently, Purissima Hills County Water District has a maximum capacity of 4,000,000 gallons per day and a similar peak use of 4,000,000 gallons per day (summer figure). Additional use would not pose a problem because the District is able to acquire additional water from the San Francisco Water District. It is projected, however, that water shortage problems may occur in the mid-1990s due to San Francisco's limited water supply, which, in turn, affects the Purissima Hills County water supply.

California Water Service, which serves the remainder of Los Altos Hills, has a peak use of 24,000,337 gallons per day (summer figure), which is far below the maximum capacity. An exact maximum capacity figure is not available because additional water can be obtained from the Santa Clara County Water District. Additionally, 40 existing wells which are not typically used on a daily basis could be used in the future or in an emergency.

Overall, the supply of water does not appear to pose a housing development constraint at this time or within the next five years.

### Economic Constraints

Economic factors, in addition to governmental and environmental factors, can significantly affect the availability and cost of housing. The major difference between economic and governmental influences is that a jurisdiction has little or no control over the economic factors which affect the housing market, and these market factors can often offset the jurisdiction's attempts to make housing construction desirable and feasible to developers. The three economic factors which contribute most to the constraint of housing development are:

- Financing costs;
- Construction costs;
- Land costs.

Financing Costs. Because interest rates significantly affect the cost of a home, it is important to keep abreast of the constantly fluctuating interest rates. October 1986 interest rates were 10-11% (fixed) and 9-10% (adjustable), assuming an 80% loan with a 30-year payback period. The difference this makes in the final cost of a home is exemplified in the following table.



TABLE 11: EFFECT OF INTEREST RATES ON THE COST OF A 1986 AVERAGE PRICED HOME OF \$750,000

(Assuming: an 80% loan = \$600,000; a 30-year payback period; no more than 35% of the household income is spent on housing).

Interest Rate	Monthly Housing Payments	Annual Income Needed
9%	\$4,828	\$165,531
10%	\$5,265	\$180,514
11%	\$5,714	\$195,908
12%	\$6,172	\$211,611
13%	\$6,637	\$227,554

In addition to the cost interest rates add to home purchase price, origination loan fees also represent an added cost. These loan fees usually amount to \$275 plus 2% of the loan amount. For a 1986 average priced home in Los Altos Hills, the origination loan fee would equal \$12,275.00.

Construction Costs. Although the cost of residential construction has risen continuously since 1975, the rate of increase appears to have slowed considerably in the past few years. The cost of construction of the "standard quality, no frills" single family home is currently approximately \$49.10 per square foot.<sup>37</sup> However, due to the need to accommodate the steeply sloping properties, geotechnical constraints and the provision of utilities and sewage systems, the cost of construction in Los Altos Hills is considerably higher. Because of contractors compensating for these constraints and having additional costs for such items as grading, retaining walls and ensuring soil stability, construction costs can reach as much as \$100.00 per square foot.

Land Costs. Due to Town regulations regarding minimum lot size of new subdivisions, and due to the high demand for scenic terrain as found in Los Altos Hills, land costs are considerably higher than the regional average. The 1986 average cost of one acre of land in Los Altos Hills was \$300,000-\$350,000. Although it is difficult to compare these land costs to neighboring communities due to lack of one-acre parcels in these more developed communities, it is reasonable to assume that overall lower land costs are available in these neighboring communities. The few cities, such as Los Altos, which have comparable land values to Los Altos Hills, have parcels which are lower in cost due to their acceptance of smaller residential sizes and the availability of land which does not possess significant environmental constraints.





## Environmental Constraints

The importance of environmental constraints in housing production is especially evident in a city with prominent topographical features, such as those found in the Town of Los Altos Hills. Topographical characteristics in Los Altos Hills inhibit housing production in some areas due to unsafe development conditions. The town's topography also affects the affordability of homes due to added costs created by higher construction standards and additional necessary construction activities (e.g. grading and soil stability). The major environmental features in Los Altos Hills which affect housing production are: flood zones, seismic motion, slope and soil stability.

Flood Zones. Although there are no major rivers traversing the Town of Los Altos Hills, a number of small creeks, especially Adobe Creek, and the hilly terrain create flooding possibilities in numerous areas. The General Plan Geotechnical Hazards Map delineates all valley bottom terrain prone to 100-year storm flood inundation. The main flood-prone areas which are listed below follow natural creek flows.

- Along Matadero Creek (parallel to Page Mill Road);
- Along Barron Creek (parallel to Fremont Road and Conception Road;
- Along Adobe Creek (parallel to eastern Town limits through Foothill College to Moody Lane and Josefa Lane);
- Along Deer Creek (parallel to Purissima Road);
- Along Hale Creek (parallel to Dawn Ridge Drive);
- Parallel to Robleda Road;
- Parallel to Moody Court.

Housing construction along creeks is restricted by federal and local regulations to minimize erosion, maintain the natural creek characteristics, and to ensure safe housing conditions.

Seismic Motion. The Town of Los Altos Hills contains three main fault lines: the Berrocal Fault, which runs from the western Town border to the southeastern tip of the Town boundaries; the Altamont Fault, which runs basically parallel to the Berrocal Fault to the north; and the Monta Vista Fault, which meanders from the northwest quadrant to the southeast quadrant of the Town. The General Plan Geotechnical Hazards map delineates these three fault lines and the adjacent areas which would be most affected by seismic activity. Although all three of these fault lines are categorized by the State as potentially active, the history of seismic activity in the area does not include any significant movement along these faults.

In recent times, the closest area where earthquakes have originated is approximately one mile south of Los Altos Hills in Santa Clara



County. This area experienced a series of 1.0-2.9 level quakes (Richter Scale readings) during the time period of 1969-1973.

Additionally, there are two large fault lines within Santa Clara County which are known to be currently active and could endanger the stability of Los Altos Hills. Although these two faults, the San Andreas Fault located along the west coast and the Calaveras Fault located further inland, are not situated in Los Altos Hills Town limits, it is likely that more earth movement would result within Town limits than within nearby communities due to the Town's hilly topography and its unstable soil conditions. The low density of the area, however, would limit the amount of actual damage to structures in the area.

Slope and Soil. The Town of Los Altos Hills is characterized as having 5-50% sloping terrain and mostly unstable soils beneath the surface soil. These two characteristics require that engineering design of housing construction be carefully reviewed to prevent landslides and other slope/soil stability problems. Stricter regulations and added cost to construction of housing are a result of Los Altos Hills' slope soil characteristics.

The reader is referred to the Seismic Safety Element of the General Plan for a description of characteristics builders should beware of when preparing to develop a site in Los Altos Hills. Avoiding areas with these features will prevent housing development in unsuitable areas.



## LOS ALTOS HILLS AND PLANNING AREA HOUSING NEEDS FOR 1990

The following information was extracted from the "Regional Housing Needs Determination" prepared by the Association of Bay Area Governments (ABAG) in December 1983.

### Statutory Requirements

Although regional housing need is not defined precisely in AB 2853, the 1980 enacting law requiring ABAG to determine the existing and projected regional housing needs, the basic ingredients of the regional housing needs determination process may be inferred from Section 65584 of Article 10.6 of the Government Code. This provides that:

.... a locality's share of the regional housing need includes that share of the housing need of persons at all income levels within the area significantly affected by the jurisdiction's general plan.

Once ABAG has completed the determination of regional housing needs, the Department of Housing and Community Development may revise this determination to obtain "consistency" with the statewide housing need. ABAG's determination of the existing and projected regional need for housing, and the local share of such need, must take into account six factors specified in subsection (a) of Section 65584:

- Market demand for housing;
- Employment opportunities;
- Availability of suitable sites and public facilities;
- Commuting patterns;
- Type and tenure of housing;
- Housing needs of farmworkers.

Information used in the preparation of the report include Department of Finance Population Projections, "Projections '83" Report (ABAG), 1970 and 1980 Census data, annual estimates of farmworker employment provided by the Employment Department, and other studies where noted.

### Housing Needs Determination

The method used to calculate the existing and projected housing need for the ABAG region, and for each of its cities and counties, is designed to reflect factors prescribed in Section 65584 of Article 10.6. Changes in vacancy rates and in housing values and rents are used as indicators of market demand. Household projections are based on consideration of employment opportunities, the availability of suitable sites, and commuting patterns. Type (single vs. multi-family) and tenure (owner vs. renter) are reflected in the calculations, based on the 1970 and 1980 Census information. This determination relies heavily on available data contained in the U.S. Census for 1970 and 1980 and more recently updated regional projections.





### Summary of Method

- Step 1. Calculate available housing (Aho) in 1980 and 1970. This includes all occupied units plus those vacant units that are available for permanent, full-year occupancy. Vacant units excluded are second homes, units awaiting demolition, those used for seasonal and migrant housing, and those reported by the Census as "vacant other," where the tenure and/or the reason for vacancy were not known.
- Step 2. Calculate the available vacancy ratio (a) which measures the difference in the amount of vacant available housing, 1970 to 1980, in each jurisdiction.
- Step 3. Calculate the housing cost-to-income ratio (b+c) which measures the difference between the rate of increase in housing costs, 1970 to 1980, and the rate of increase in median family incomes over the same period. This is actually calculated in two parts - one reflecting change in the median value of owner-occupied housing, the other reflecting change in median rent paid for all renter-occupied housing. The two parts are combined and weighed according to the relative proportions of homeowners and renters living in each jurisdiction in 1980.
- Step 4. Calculate the available vacancy rate, (AVR), which measures the proportion of available housing that was vacant and available for occupancy in 1980 - i.e., either for rent or for sale.
- Step 5. Calculate the optimal vacancy rate, (OVR<sub>80</sub>), which is based largely on the "available vacancy rate," but also reflects an adjustment based on a combination of the factors calculated in Steps 2, 3, and 4 above. Also reflected in the "optimal" rate is a regional vacancy goal, postulated at 4.5%, which is used as a weighting factor in adjusting each jurisdiction's "available" rate to its "optimal" rate.
- Step 6. Calculate the existing housing need, (N<sub>E</sub>), which is the additional number of units derived from the "optimal vacancy rate" in excess of the number available in 1980. If the 1980 available stock had been increased by the number of units calculated as the "existing need," there would theoretically have been enough housing to have kept the market in a better balance between demand and supply than was the case. That is, prices and rents would have increased more in line with household incomes. Moreover, those seeking housing in the area would theoretically have had a similar range of choices in terms of the number and price range of units available in 1980 as in 1970.



- Step 7. Estimate available housing, (Aho), 1980, for each "subregional study area" (SRSA), where the LAFCO Sphere of Influence or urban service area boundary has been used instead of the municipal boundaries to project household growth. Since household forecasts have been developed for SRSAs, the projected housing need figures are also developed for SRSAs. The estimate of available housing for the SRSA is derived by first calculating the ratio of SRSA households to Census households, and second, applying that ratio to the Census count of available housing units.
- Step 8. Calculate the optimal vacancy rate, (OVR<sub>90</sub>), for each SRSA. This is done by averaging the optimal rate calculated in Step 5 above for each city with that for the county and/or the region, for which the optimal rate is taken as .045. If the "Optimal rate" used in the "existing need" determination was also applied in the "projected need" determination, the result would be an excess of projected vacant units over the household growth forecast, beyond the amount of vacant housing needed for normal turnover.
- Step 9. Calculate the projected housing need, (N<sub>p</sub>), which is the number of units needed to provide for projected household growth and, at the same time, keep the market in balance. It includes the number of units calculated as the 1980 "existing need," plus the number required to provide for the projected household growth between 1980 and 1990.

It represents the net increase required in the number of housing units available in 1980, in order to accommodate the demand expected by 1990. Any demolitions or conversions, resulting in loss of housing units, would have to be made up by additional production. Any such losses should be calculated by individual jurisdictions in their housing elements.

Existing and Projected Housing Needs. Tables 12 and 13 show existing and projected housing needs, by jurisdiction, of Santa Clara County, which includes Los Altos Hills (and its Sphere of Influence). The existing needs calculations provide an audit of the region's housing stock situation in 1980.

The projected housing need is the number of units needed to fill the existing need, to provide enough units to accommodate the projected household growth in the county and its cities, and to provide for sufficient vacancy to maintain mobility in the housing market. In terms of local housing element planning, it is these figures that are the most critical to review.



In reviewing the following tables, it is important to keep in mind that Need refers to the required net addition to the housing supply available in 1980. Existing Need is calculated for incorporated areas, using 1980 municipal boundaries. Co. Rem. refers to the county remainder - the total unincorporated area in each county in 1980. Existing Need is calculated for the areas if they were incorporated places. Projected Need is calculated for each jurisdiction based on urban service area and/or LAFCO Sphere of Influence boundary. In this case, Co. Rem. or county remainder refers to that portion of the unincorporated area that is outside the urban service area or Sphere of Influence boundaries.

TABLE 12: EXISTING AND PROJECTED HOUSING NEED\*, SANTA CLARA COUNTY AND CITIES

Jurisdiction	Existing Need*	Projected Need* 1980-1990
Campbell	100	1,716
Cupertino	1,923	3,386
Gilroy	33	4,079
Los Altos	146	510
LOS ALTOS HILLS	22	273
Los Gatos	246	1,284
Milpitas	164	3,972
Monte Sereno	7	173* (Revision not accepted)
Morgan Hill	30	2,438
Mountain View	594	2,348
Palo Alto	926	2,441
San Jose	3,069	49,556* (Revision rescinded)
Santa Clara	1,401	2,105
Saratoga	192	1,073* (Revision not accepted)
Sunnyvale	1,430	5,047
Co. Rem.	922	391
County	11,205	80,756

\*"Need": Net addition to available stock. Projected Need includes Existing Need.

Consideration of Income Levels. ABAG, in making its determinations of regional housing needs, is required to consider the need for housing at all income levels. Section 65584 of Article 10.6 of the Government Code defines each locality's share of the regional housing need as:....that share of the housing need of persons at all income levels within the area significantly affected by the jurisdiction's general plan.





The Government Code also requires that the distribution of regional housing need "seek to avoid further impaction of localities with relatively high proportions of lower-income households." State law does not define impaction. It does not prescribe numerical terms under which a community is considered to have a relatively high number of lower-income households.

The most widely used definitions of income groupings of population are those used by the U.S. Department of Housing and Urban Development to determine eligibility for federal housing assistance. Section 6932 of Title 25 of the California Administrative Code sets forth the income limits used by the California Department of Housing and Community Development, which are largely based on the HUD income limits. Usually, this limit is determined for a four-person household. A set of other factors is used to determine eligibility limits for other household sizes.

Applied to the Bay Area, a very-low-income household is one with an income of up to 50% of the median income for the region. A low-income household is one with an income of 51-80% of the median regional income. A moderate-income household is one with an income of 81-120% of the median regional income. A household with an income greater than 120% of the regional median is considered above moderate income.

For purposes of the housing needs determination, this report does not adjust the income levels by household size. It considers the 1979 income distribution of households for each county and city, as reported by the Census Bureau in the 1980 Census.

The Census reports a 1979 median household income for the entire Bay Area region as being \$20,607. Thus, a household with an income of \$10,304 or less would be very low income; a household with an income from \$10,305 to \$16,486 would be low income; and a household with an income of from \$16,487 to \$24,728 would be considered moderate income. An income of greater than \$24,728 would be above moderate income. These income limits were used to estimate the proportion of households in each jurisdiction in the Bay Area in the four income categories.

Since AB2853, the 1980 enacting law, required each council of governments to determine regional housing needs, what is implied by a determination of household need by income category is movement toward the regional distribution of household income. The existing city percentages are averaged with the existing county and regional percentages to determine the percentage to be applied to the projected housing need to promote a more equitable distribution of housing opportunities within the Bay Area.

The resulting numbers from the procedure described above do not imply that each jurisdiction must produce the identified amount of very low, low-, moderate-, and above-moderate income housing. The numbers do imply a net increase in the number of available units in each of these income categories. A community can promote additional housing opportunities by a number of means, such as rehabilitation and density increases.



TABLE 13: PROJECTED HOUSING NEED BY INCOME CATEGORY, SANTA CLARA COUNTY AND CITIES

Jurisdiction	Very Low	Low	Moderate	Above Moderate
Campbell	360 (21%)	275 (16%)	377 (22%)	704 (41%)
Cupertino	542 (16%)	474 (14%)	677 (20%)	1,693 (50%)
Gilroy	897 (22%)	653 (16%)	857 (21%)	1,672 (41%)
Los Altos	82 (16%)	66 (13%)	92 (18%)	270 (53%)
<b>LOS ALTOS HILLS</b>	<b>41 (15%)</b>	<b>33 (12%)</b>	<b>46 (17%)</b>	<b>153 (56%)</b>
Los Gatos	244 (19%)	193 (15%)	257 (20%)	590 (46%)
Milpitas	675 (17%)	596 (15%)	874 (22%)	1,827 (46%)
Monte Sereno	23 (17%)	16 (12%)	26 (19%)	72 (52%) (Revision not accepted)
Morgan Hill	463 (19%)	366 (15%)	512 (21%)	1,097 (45%)
Mountain View	470 (20%)	399 (17%)	517 (22%)	962 (41%) (Revision not accepted)
Palo Alto	464 (19%)	366 (15%)	488 (20%)	1,123 (46%)
San Jose	9,911 (20%)	7,433 (15%)	10,407 (21%)	21,805 (44%) (Revision not accepted)
Santa Clara	400 (19%)	337 (16%)	442 (21%)	926 (44%)
Saratoga	172 (16%)	139 (13%)	193 (18%)	569 (53%)
Sunnyvale	908 (18%)	807 (16%)	1,110 (22%)	2,222 (44%)
Co. Rem.	78 (20%)	59 (15%)	82 (21%)	172 (44%)
County	15,730	12,212	16,957	35,857

NOTE: Los Altos Hills projections equal housing needs for the incorporated Town and the surrounding Sphere of Influence





## Inventory of Land Suitable for Residential Development

State law requires a community to perform an inventory of sites suitable for residential development. The State Department of Housing and Community Development issued a question and answer document in June 1987 to assist in the preparation of housing elements. In response to the question of what land is suitable for residential development or redevelopment, the response was, "Land 'suitable for residential development' has characteristics that make the sites appropriate for housing construction, such as physical features (freedom from flooding, seismic hazards, and slope instability or erosion), location (proximity to jobs, community services and shopping facilities), and compatibility with surrounding land uses."

Vacant Sites. Exhibit 1, found in Appendix 17, is a map of Los Altos Hills which denotes the location of all vacant and subdividable land within the limits of the Town boundaries. There are approximately 155 vacant parcels which are not large enough to be further subdivided, ranging in size from less than one acre to just over two acres. Town staff anticipates that a portion of these parcels, perhaps 20%, may not be suitable for development in the near future due to environmental, sewage disposal and other constraints.

Subdividable Sites. An additional 99 sites have been identified which could be subdivided. Of these 99 sites, 16 would not be available for subdivision until after 1990 due to ownership limitations, infrastructure and other constraints. A residential development suitability rating of Class A, B or C has been assigned to each subdividable parcel on the basis of a classification system. The suitability classification system relies on a set of rating criteria based on availability of infrastructure and environmental constraints. The quantitative classification system used for this Element is described in detail in Appendix 17. In addition to the environmental and infrastructure constraints taken into account by the classification rating, 10 of the 99 sites are covered by Williamson Act agreements which restrict the development of the land. The sites are marked with a "W" on the Land Inventory in Appendix 17.

Site Suitability. Appendix 17 contains a Table describing the 99 subdividable sites by size, current development, number of potential additional units allowed under zoning and the suitability classification assigned to each parcel. The numbers on each parcel on Exhibit 1 correspond to the Table. The maximum number of additional units which would result from subdivision of the 83 parcels available prior to 1990 is 233. The maximum number of additional units which would result from subdivision of the 16 sites available after 1990 is 123, for a total of 356 new units. However, the total number of potential lots is a very broad estimate only and not meant to be a strict interpretation of each parcel's development potential. The estimate is based on the Town's slope density requirements and the average slopes of the parcels were estimated using a 1:400 scale slope classification map of the Town.



The slope density formula requires larger lot sizes for steeper slopes, with one acre being the minimum size allowed. For those sites with a suitability classification of B or C, a reduction in density may be necessary due to identified constraints. Additionally, it is possible that some sites will yield a lower number of lots when more specific and accurate topographic information is available. The suitability classification utilized was as follows:

<u>Suitability Classification</u>	<u>Definition</u>
Class A	Apparently suitable for residential development.
Class B	Apparently suitable for residential development conditional upon mitigation of environmental and public facility impacts; mitigations likely to reduce density.
Class C	Severe environmental and public facility constraints; mitigations likely to greatly limit density.

Of the 99 subdividable sites, nine have a classification of A, 55 have a classification of B and 35 have a classification of C. Sites classified B and C are appropriate only for low density residential development and open space uses.

Sites Suitable for Low and Moderate Priced Housing. While the nine identified sites classified "A" are unconstrained for new residential development, it is very unlikely that any of them could accommodate primary residences which are available to moderate, low and very low income families. The high cost of the land would require a density of development incompatible with the very low density surrounding land use and available infrastructure (e.g. narrow roads, lack of storm drainage facilities). As can be seen on Exhibit 1, sites classified "A" are all located among existing low density residential neighborhoods, somewhat removed from shopping and community services.

Surplus School and Public Owned Lands and Sites Available for Redevelopment. The Town currently has no surplus school sites available for residential development and most Town owned lands are restricted by open space covenants or a "reversion to owner" change if not used for present purposes (such as recreation, Town facilities, etc.). Of the Town lands without these restrictions, one parcel has been developed as a park, and the others have been deemed unbuildable (see Appendix 19 for a list of these properties).





The Town has identified two properties which are currently available for redevelopment. The Adobe Creek Lodge site, parcel 15 on Exhibit 1, was operated as a Country Club until 1976 and continues to be occupied by a number of buildings, tennis courts and recreational amenities. Many of these structures have fallen into a state of disrepair. A tentative map for a 13 lot subdivision has been filed with the Town and would constitute redevelopment of the property to residential use. It is important that any redevelopment plans preserve the existing Adobe Creek Lodge building, which is designated an Historic Landmark.

The Morgan Mansion and grounds were, until 1986, occupied and used by the Ford Country Day School, a private school. The school has ceased operations and vacated the property. The mansion has reverted to a single family residential use, and the owner has applied to subdivide the property to create two additional lots. This plan would require redevelopment of the existing institutional grounds to residential use. Again, in this situation, it is important that any redevelopment plans preserve the existing Morgan Mansion, which is designated an Historic Landmark.

Annexations. There are two main geographical areas within the Town's Sphere of Influence which have immediate potential for annexation. The first area, San Antonio Hills West, lies generally southeast of the Town's boundary, on the west side of I-280 and adjacent to the City of Los Altos. This area is essentially built out, with only a few vacant parcels available for development. Aside from a small pocket of lots 10,000 square feet to 25,000 square feet in size, the lots in this area are generally one acre or more in size, essentially equivalent to the development pattern exhibited in Los Altos Hills. The other area, the Neary Quarry property, lies directly south of the Town's border and consists of mountainous open space areas, some held in permanent open space preserves. What little development exists in this area is on very large lots. Forty acre minimum zoning is now applied to the area under the County zoning designation. These properties are currently under Williamson Act contract. Any area annexed would have a residential development suitability classification C. Additionally, the majority of the area is designated for open space in the Town's General Plan.

Sites Suitable for Factory-Built Housing and Mobile Homes. All vacant parcels identified on Exhibit 1 are available for rental, factory-built or mobile housing. However, it is probable that non-governmental constraints, such as property costs, will continue to prohibit this type of housing development in Los Altos Hills in the future. Current staff can recall no requests for this type of housing in the last five years.





## HOUSING GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

### Citizen Involvement

Citizen involvement in the preparation of the Los Altos Hills Housing Element was accomplished through the process of Planning Commission and City Council public study sessions and hearings. Many citizens groups were invited to attend and participate in the study sessions and hearings. A list of these groups is included in Appendix 20. Additionally, the Town Council has formed a 15 member Citizen Steering Committee for the comprehensive General Plan update. The Committee is conducting a community opinion survey and preparing a Policy Document for steering the update. Any information regarding the Housing Element resulting from the Committee's work will be included in future Housing Element updates.

The Housing Element Advisory Committee, consisting of Commission members and community Standing Committee chairpersons, assisted in the preparation of the Draft Element.

### General Strategy

As described in previous sections of this Housing Element, Los Altos Hills provides a type of residential environment which is available in very limited quantity in the Bay area - a rural, low-density community. The residents of Los Altos Hills are dedicated to preserving this low-density environment which allows and encourages such rural-related activities as small-scale farming, horse ranching and outdoor recreation. To this end, housing development is limited to single family detached residences and no commercial or industrial development is allowed. This principle of limiting development enables the Town to function in its important role of serving as a transition between the urbanized mid-Peninsula and the open coastal mountain range. The words of long time resident Wallace Stegner illustrate that this function of the Town is important to all persons of this region:

"You do not have to live in the hills, you do not have to own any part of them, to feel their influence and to have a stake in them...they want the hills protected for the simple reason that they love and respect the earth, know its value for other purposes than profit, and want to leave to their children and grandchildren a heritage that has not been dug up and paved over and - it is an ironic word - humanized."

Severe environmental constraints, including steep slopes, landslide activity, and erosion make housing development infeasible in many remaining open areas in the Town and planning area. Consequently, a significant portion of the remaining open land has been designated Open



Space Preserve or Conservation Area. This protects against the development of unsafe housing and, additionally, provides a much needed regional open space recreation/environmental preservation service area. It is important that this open land within the Los Altos Hills planning area maintain its rural character in the future, so as to ensure its compatibility with the rural characteristics of the existing Town of Los Altos Hills.

Except for educational, religious and non-profit recreational uses, the Town is restricted to residential development. It therefore helps satisfy the regional housing needs created by the industrial and commercial development of the mid-peninsula.

The lack of commercial and industrial development, and the low density residential zoning, results in a low tax base which makes it difficult for the Town to provide the necessary infrastructure such as arterial streets, sewage treatment and drainage systems which a higher density residential pattern would require.

Land costs have risen sharply as the available land decreases and much of the available land has severe environmental constraints. Mitigation of these environmental constraints is often costly and adds to development cost.

Despite the constraints outline above, the Town does provide affordable housing through the use of secondary dwelling units. Currently, both attached and detached secondary dwellings provide housing for caretakers and non-paying guests and relatives, many of whom fall into the category of low- to moderate-income households. As outlined in the programs below, the Town will remove the restriction on the category of persons allowed to occupy secondary dwellings, thereby increasing low and moderate housing opportunities within the Town and will eliminate the necessity for a CUP, in order to simplify the process of constructing or converting a second unit.

#### Goals, Policies, and Programs

- I. Goal: Preserve the existing character of the Town and provide housing opportunities for persons who desire to reside in a rural environment.
  - A. Policy: Ensure that residential development and rehabilitation within the Town's planning area preserves the natural environmental qualities which significantly contribute to the rural, open atmosphere of the Town. These include the hills, the ridgelines and the views, the natural water courses and the native trees.



1. Program: Review all new residential development and redevelopment of existing residences through the Town's Site Development review process. As required by the Site Development Ordinance, the review process includes approval of the siting of the development as well as its design, grading, drainage, access and landscaping.
2. Program: Regulate housing development in areas with significant environmental constraints or exceptional natural value by requirements for dedication of open space and conservation easements and appropriate building setbacks.
3. Program: Ensure that new development and redevelopment of existing residences preserves, as much as possible, existing and potential views, the ridgelines of hills, water courses and riparian vegetation, significant open spaces and native trees. Require landscaping to soften the impact of new development on the surrounding community.
4. Program: Require storm water drainage and erosion control systems to be designed to maintain, to the greatest extent possible, existing water drainage patterns and to protect existing downstream homesites.
5. Program: Work with the County of Santa Clara, midpeninsula cities, the Midpeninsula Regional Open Space District and other public agencies to promote programs which are compatible with the Town's goals and policies, especially within the Town and its Sphere of Influence.

II. Goal: Maintain and preserve the quality of the existing housing stock.

B. Policy: Maintain the present high quality condition of well-kept housing units.

6. Program: Rely on personal upkeep to provide routine maintenance.
7. Program: Through participation in the County's Community Development Block Grant program, provide housing rehabilitation loans for low and moderate income housing units (see also program 27).
8. Program: Enforce the abatement of public nuisances which seriously affect the quality of a neighborhood.





III. Goal: Facilitate the private development and redevelopment of housing in an attempt to meet the identified housing needs for all income levels of the community.

C. Policy: Facilitate the orderly development of residential land within the Town of Los Altos Hills.

9. Program: Provide informational brochures to developers informing them on housing issues such as permit processing and procedures and development requirements, so as to prevent unnecessary delays and hardships.

10. Program: Allow for lot splits of parcels over two acres if they meet minimum lot size standards and other Sub-division Ordinance requirements. Allow for lot line adjustments which result in improved lot configurations.

11. Program: Annex additional land into the Town for residential development consistent with General Plan and other ordinances.

D. Policy: Monitor future housing needs to determine if Los Altos Hills is contributing its appropriate share to regional housing production.

12. Program: Analyze and determine the number of new housing units needed in the Town at least every five years.

13. Program: Assess the "initial determination of local shares of the regional housing needs" made by the Association of Bay Area Governments for the Town of Los Altos Hills whenever these determinations are made. An immediate response shall be forwarded to the Association if the Planning Department determines that the allocated share should be revised.

E. Policy: Attempt to provide moderate- and low-income housing opportunities within the Town of Los Altos Hills.

14. Program: Amend the Town's secondary dwelling unit ordinance to remove the present restriction on the categories of persons allowed to occupy a second unit. This will allow for the rental of secondary units, thereby providing affordable housing opportunities to a greater range of people. The Town will undertake a program to register existing secondary dwelling units to legalize and encourage their use for affordable housing.



- e.g.
15. Program: Amend the Town's second unit ordinance to eliminate the Conditional Use Permit (CUP) requirement for secondary dwelling units. These units would then be an allowed use, as opposed to a Conditional Use, in the Residential/Agriculture (RA) District. However, as indicated in the Town's current ordinance, only one secondary unit is allowed per lot, and not every lot in Town can accommodate a second unit. The intent of this program is to remove the CUP process, while retaining the present ordinance requirements for second units (~~ie~~ shared driveways, size limits), to ensure that health and safety concerns are addressed. The Site Development Ordinance should be amended to ensure public hearings and all existing ordinance findings are required for secondary units, including conversions.
  16. Program: In order to reduce governmental constraints, the Town will consider waiving application, development and conditional development permit fees for the development of any primary residence 1,250 square feet or less in size, to be occupied by persons in the low to moderate income range. The applicant shall provide proof of occupant's income level to the Town. The Town will also consider waiving land- scaping permit requirements for these units.
  17. Program: Amend Section 10-1.703(c) of the Town's Zoning Ordinance to ensure that mobile homes are not restricted from being used as primary residences when they meet all applicable development regulations for single family residences.

IV. Goal: Review Town policies and regulations on a regular basis to ensure that they do not lead to unnecessary increases in housing development costs, but ensure that the Town continues to avoid or mitigate environmental constraints and unsafe development.

F. Policy: Encourage housing construction techniques which take into consideration existing environmental constraints.

18. Program: Restrict development in areas with high landslide potential and discourage practices which increase the risk of landslide (e.g. grading, vegetation removal).

G. Policy: Maintain and provide pertinent information pertaining to environmental constraints affecting residential development.



19. Program: Identify and maintain an inventory of sites suitable for residential development, based on available environmental and infrastructure information.
20. Program: Attempt to inform applicants, prior to development of plans, of potential environmental constraints of which they should be aware, so that unnecessary hardship and cost may be avoided.

V. Goal: Encourage energy conservation in order to create lower housing operation costs, prevent exceeding the maximum capacity of the supporting utility systems and preserve non-renewable resources.

H. Policy: Recommend and promote energy conservation in existing and new housing.

21. Program: The Town will encourage energy conservation features in existing and new housing plans. The Town Building Official will recommend the use of passive and active solar design features and the Town will maintain literature on solar design, insulation techniques and tax advantages of energy conservation techniques.
22. Program: Enforce the use of energy conserving features which are required in the latest edition of the Uniform Building Code.
23. Program: Refer interested citizens to the P.G.& E. District office for information on the zero interest payment loan program.
24. Program: Supply maps and encourage the use of the Town's pathways as an alternative to driving.

VI. Goal: Encourage the housing of seniors in Los Altos Hills.

I. Policy: Senior residents now living in the Town should be encouraged to remain in their own homes as long as possible and elderly residents should be able to be accommodated in homes with secondary units.

25. Program: The Town will work with and support organizations that provide senior home care, transportation, errand and other support services to seniors who live in their Los Altos Hills homes. The Town will continue to provide financial support to Community Services Agency and the Los Altos Senior Center, which provides such services





as emergency assistance, Vantrans, nutrition and hot meal programs, information and referral, and senior care management. In addition, the Town will cooperate with, maintain and periodically publicize in the Town Newsletter a listing of organizations that provide house-keeping, maintenance, errand and other services to make it easier for seniors who wish to remain in their own homes. The Town will also cooperate with El Camino Hospital in its effort to develop a transportation service for frail and elderly persons utilizing the hospital's services.

26. Program: The Town will work with and support Project Match, a homesharing service that matches seniors interested in sharing their homes with other seniors. The Town will publicize Project Match and the services they provide (as summarized in Appendix 18) by periodically publishing articles in the Town Newsletter. Additionally, the Town will consider providing financial support to assist Project Match.
27. Program: The development of no more than one attached or detached secondary dwelling unit per lot will be encouraged to house elderly residents of Los Altos Hills. As indicated in Program 15, the Town will eliminate the requirement of a Conditional Use Permit for secondary units. Additionally, the Town will consider waiving development fees for secondary dwelling units which will be occupied by seniors.
28. Program: The Town has entered into an agreement with the County to participate in the County's Community Development Block Grant program. By becoming a participant, the Town will receive funds for a housing rehabilitation loan program to help preserve the existing low and moderate income housing the Town presently has for seniors and others. The program will provide rehabilitation assistance to two or three units annually and will be administered by the County.

VII. Goal: Seek to eliminate discrimination based on race, religion, national origin, age, sex, marital status or physical handicap, and other arbitrary barriers that prevent choice of housing.

- J. Policy: Refer complaints of discrimination to groups such as the Midpeninsula Citizens for Fair Housing to provide fair housing services if necessary.



K. Policy: Address the housing needs of special population groups.

29. Program: Create an accessible unit inventory and referral service for physically disabled residents.

30. Program: Allow and encourage home room rentals (which are not secondary units) to the extensive temporarily low-income student population. The Town will facilitate, through announcements in the Town newsletter and the provision of space for a listing at Town Hall, the matching of residents with room rentals available and college students in need of housing.

31. Program: The Town will refer any persons in need of emergency shelter to the nearby facilities which provide such shelter. These facilities are listed on page 10 of this Element.

VIII. Goal: Preserve and improve neighborhood quality.

L. Policy: Encourage rehabilitation of existing residences compatible with the established neighborhood character.

32. Program: Continue public hearing procedure for issuance of Site Development Permits to allow for neighborhood participation. Review and update site development ordinance, as needed.

M. Policy: Maintain and improve necessary community services.

33. Program: Implement a circulation plan for future housing to ensure adequate accessibility. (Refer to Circulation Element.)

34. Program: Periodically inspect neighborhood facilities, such as streets, to assess conditions through on-going maintenance programs.

N. Policy: Maintain opportunities for residents to participate in neighborhood planning and improvements.

35. Program: Continue to encourage the establishment and operation of neighborhood associations and citizen committees. Presently, the Town has committees specializing in Finance; Environmental Design and Protection; Parks, Recreation and Pathways; Safety; Community Relations; and Roads and Drainage.



36. Program: Publicly recognize noteworthy individual and group efforts to improve their neighborhood.

37. Program: Recognize outstanding achievement in the design of new and rehabilitated residences.

### Summary of Objectives

The Housing Element is required to quantify the objectives of the Town for the 5 year period 1985-1990. Table 15 shows the quantified objectives for the Town for the period 1980-1990. These objectives are based upon the application of the policies and programs as found in the previous section of this Element.

Table 14 below indicates the building permit and secondary dwelling Conditional Use Permit activity from 1980 to 1986. The activity for 1987-1990 is estimated.

TABLE 14: BUILDING PERMIT AND SECOND UNIT ACTIVITY 1980-1986

<u>Building Permit Activity</u>	<u>Second Unit (CUP) Activity</u>
1980 - 39 units	1980 - 3 units
1981 - 27 units	1981 - 1 unit
1982 - 27 units	1982 - 0 units
1983 - 37 units	1983 - 2 units
1984 - 40 units	1984 - 4 units
1985 - 32 units	1985 - 8 units
1986 - 32 units	1986 - 6 units
1987 - 30 units	1987 - 6 units
1988 - 30 units	1988 - 6 units
1989 - 30 units	1989 - 6 units

TABLE 15: SUMMARY OF ESTIMATED RESULTS OF HOUSING ACTIONS 1980-1990

Program	Number of Units			
	Estimated results by Income Category			
	Above Moderate	Moderate	Low	Very Low
Encouragement of construction of new housing	324			
Encouragement of secondary dwelling units		21	8	13
Student room rentals				(1987)- 24 (1990)
Ten-Year Totals	324	21	8	37
(ABAG 10 year need determination for LAH)	153	46	33	41





As indicated in Table 15, Los Altos Hills estimates that by 1990 more than twice the projected need of above moderate housing units will be provided. Although the secondary dwelling unit program provides units available to lower income persons, the Town does not expect to meet its projected 10 year needs for moderate to very low income housing. The Town's assistance in matching available home room rentals with students attending nearby colleges and the Project Match Program, matching seniors in shared living arrangements, will provide some low income persons with affordable housing.

Since the Census does not consider the two convents located in the Town as "housing units," they were not considered when examining the Town's housing availability and in determining the Town's housing needs. However, 31 additional living units were allowed to be added to the Daughters of Charity Convent in 1983, and these units should be considered as a contribution to housing for persons with special needs in the moderate to very low income ranges. The consideration of these units brings the Town's deficit for provision of low income housing units to only two units.

#### Five-Year Action Program

The following table is the Los Altos Hills Five-Year Action Plan to implement the Goals, Policies and Programs of this Element. The agencies and officials who are responsible for various action implementation are identified.

TABLE 16: FIVE YEAR ACTION PROGRAM 1985-1990

Program	(E) Existing	Agent	Schedule
	(N) New		
1. Review all new residential development	E	Planning Dept. Building Dept.	Continuing
2. Regulate housing in environmentally constrained areas	E	Planning Dept.	Continuing
3. Ensure environmental preservation when allowing new development	E	Planning Dept. Site Development Authority	Continuing
4. Encourage storm water Systems to maintain existing patterns	E	City Engineer	Continuing



Program	(E) Existing (N) New	Responsible Agent	Schedule
5. Participate in Intergovernmental coordination	N	Planning Dept.	Effective Immediately
6. Rely on personal upkeep to maintain housing units	E	Property Owners	Continuing
7. Provide Housing Rehab Loans	N	City Manager	January 1988-ongoing
8. Enforce public nuisance abatement	E	City Council	Continuing
9. Provide informational brochures on permit procedures	E	Planning Dept.	Continuing
10. Allow for conforming lot splits	E	Planning Dept.	Continuing
11. Annex additional land	E	City Council	Continuing
12. Determine number of new housing units needed every 5 years	N	Planning Dept.	1990
13. Assess ABAG determination of share	E	Planning Dept.	Continuing
14. Amend secondary dwelling ordinance to allow rental	N	Planning Dept. Planning Comm. City Council	July 1988
15. Amend secondary dwelling ordinance to eliminate CUP	N	Planning Dept. Planning Comm. City Council	July 1988
16. Waive development fees for low and moderate income persons	N	Planning Dept. City Council	July 1988



Program	E (Existing) N (New)	Responsible Agent	Schedule
17. Amend ordinance to allow mobile homes as primary residences	N	Planning Dept. City Council	July 1988
18. Restrict development in landslide potential areas	E	Town Geologist Engineering Dept.	Continuing
19. Maintain inventory of sites suitable for development	N	Planning Dept.	Jan. 1988/ Ongoing
20. Inform applicants of environmental constraints prior to plan submittal	E	Planning Dept. Engineering Dept.	Continuing
21. Encourage energy conservation features in new development	E	Building Dept.	Continuing
22. Enforce energy conservation features required by building code	E	Building Dept.	Continuing
23. Refer citizens to P.G.&E. for zero interest payment program	N	Planning Dept.	Effective Immediately
24. Encourage use of Town paths as alternative to driving	E	Pathway Committee Planning Dept.	Continuing
25. Support organizations & providing senior services	N	City Council Community Services	Effective Immediately
26. services			
27. Encourage secondary units for seniors	E	Planning Dept. City Council	Continuing





Program	E (Existing) N (New)	Responsible Agent	Schedule
28. Participate in County CDBG to provide Housing Rehabilitation loans	N	Planning Dept. City Manager	Effective Immediately
29. Inventory accessible units - refer to physically disabled residents	N	Planning Dept.	Jan. 1988
30. Encourage home room rentals to student population	N	Planning Dept.	June 1987
31. Refer persons in need to emergency shelters	N	Planning Dept.	Effective Immediately
32. Continue public hearing at Site Development Permit level; review and update Site Development Ordinance.	E	Planning Dept. Site Development Authority City Council	Continuing
33. Implement circulation plan for future housing	N	Planning Dept.	June 1988
34. Periodically inspect neighborhood facilities	E	Engineering Dept.	Continuing
35. Continue establishment of citizen committees	E	City Council	Continuing
36. Recognize noteworthy group and individual neighborhood improvement efforts	N	City Council	Effective Immediately
37. Recognize outstanding design achievements	E	City Council	Continuing



## FOOTNOTES

1. NOTE: Data was obtained from 1980 Census Data Summary Tape Files (STF) 1 and 3 unless otherwise noted. Data from STF 1 represents 100% count information, which means that those questions appearing in STF 1 were asked of all respondents. Data from STF 3, however, represents sample count information. Approximately 1 of 6 households received the "sample" questionnaire.
2. Population Research Unit, State Department of Finance.
3. Population Research Unit, State Department of Finance.
4. Population Research Unit, State Department of Finance.
5. This figure is slightly different from the projections put out by the Population Research Unit (1,461,300) because more accurate 1980 population counts (census) were used to calculate 1990 population counts.
6. Includes all racial groups identifying themselves as "Spanish origin."
7. Includes all racial groups identifying themselves as "Spanish origin."
8. 1970 figures obtained from 1970 Census data reports and 1986 data obtained from State Department of Finance updated reports.
9. Security Pacific Monthly Summary of Business Conditions, Economics Department, October 1982. Results obtained from 1980 Census data.
10. Population Research Unit, State Department of Finance.
11. Very low income = 50% or less of County median family income. Low income = 50%-80% of County family median income. Moderate income = 80%-120% of County family median income. Above moderate income = 120%+ of County family median income. Income definitions are adjusted for family size.
12. Maximum income for these income groups equals \$18,695 (80% of County median income).
13. For more detailed information, please refer to the Household Income Distribution Section.
14. Exact figures for the number of units rented at \$500-\$600 is not provided in the 1980 Census data. Therefore, an average of the number of rental units in each \$100 price range was used to determine the approximate amount.



15. For more detailed information, please refer to the Household Income Distribution Section.
16. Exact figures are not provided in Census data.
17. Assuming the median income of large families has increased 38.4%, as did County median income.
18. See Appendix 4 for further details.
19. Los Altos Board of Realtors.
20. Assuming a family should dedicate no more than 35% of its income to housing.
21. Assuming an 80% loan at 10% and a 30-year payback period. Includes insurance, real estate taxes, and principal and interest.
22. City of Los Altos Hills - 1980-1984 permit forms.
23. Los Altos Board of Realtors.
24. Construction Industry Research Board using single-family residential sales data of the California Market Cooperative, Inc.
25. Ibid.
26. The sum of payments for real estate taxes, fire and hazard insurance, utilities, fuels, and mortgage.
27. Contract rent plus the estimated average monthly cost of utilities and fuels that are paid for by the renter.
28. The sum of monthly payments for real estate taxes, fire and hazard insurance, utilities, fuels, and mortgage.
29. Contract rent plus the estimated average monthly cost of utilities and fuels that are paid for by the renter.
30. Department of Housing and Community Development - Request for Proposal - State Community Development Block Grant Program manual. The figure is calculated from the 1980 Census.
31. Employment Development Department - Annual Planning Information - San Jose SMSA. 1983-1984.
32. Ibid.
33. Also refer to Appendix 8 for the specific number of faculty members at the nearby colleges.





34. Employment Data and Research Coastal Area Labor Market Information Group.
35. Detailed information may be obtained from the Municipal Code, Chapter 1 of Title 9.
36. Department of Labor, Bureau of Labor Statistics.
37. Bank of America - Costs Study, Standard Quality Single Family Residence, San Francisco Bay Area, January 1985.
38. Information obtained from the manual, Potential Seismic Hazards in Santa Clara County (1974) distributed by the California Division of Mines and Geology.
39. Ibid.



## APPENDIX 1

### Household Type and Presence of Children - 1980

Household Type	Number of Households	% of Total Number of Households
Married Couple:		
With Children	1011	42.6%
Without Children	981	41.3%
Male Householder, No Spouse:		
With Children	0	-0 - %
Without Children	20	.8%
Female Householder, No Spouse:		
With Children	59	2.5%
Without Children	32	1.3%
Non-Family Household (includes 208 one-person households)	273	11.5%
TOTAL	2376	100.0%

NOTE: The STF 3 total number of households provided in the table is slightly different from the STF 1 total number of households found in the text.



## APPENDIX 2

### 1980 Household and Family Income

Income Level	Number of Households		Number of Families	
\$ 0-\$ 2,499	0	( 0 %)	0	( 0 %)
\$ 2,500-\$ 4,999	52	( 2.2%)	29	( 1.4%)
\$ 5,000-\$ 7,499	23	( 1.0%)	18	( .9%)
\$ 7,500-\$ 9,999	31	( 1.3%)	19	( .9%)
\$10,000-\$12,499	31	( 2.8%)	40	( 1.9%)
\$12,500-\$14,999	43	( 1.8%)	32	( 1.5%)
\$15,000-\$17,499	29	( 1.2%)	11	( .5%)
\$17,500-\$19,999	13	( .5%)	13	( .6%)
\$20,000-\$22,499	88	( 3.7%)	68	( 3.2%)
\$22,500-\$24,999	78	( 3.3%)	51	( 2.4%)
\$25,000-\$27,499	88	( 3.7%)	68	( 3.2%)
\$27,500-\$29,999	29	( 1.2%)	30	( 1.4%)
\$30,000-\$34,999	153	( 6.4%)	119	( 5.7%)
\$35,000-\$39,999	202	( 8.5%)	172	( 8.2%)
\$40,000-\$49,999	334	(14.1%)	312	(14.8%)
\$50,000-\$74,999	496	(20.9%)	482	(22.9%)
\$75,000 or more	651	(27.4%)	639	(30.4%)
Median Income	\$48,490		\$52,363	





### APPENDIX 3

#### Household Income Distribution as a Percentage of Median County Income - 1980

Income Group	Income Range	Number of Households	
Very Low ( 0% - 50%)	\$ 0 - \$11,685	151	( 6.4%)
Low ( 50% - 80%)	\$11,685 - \$18,695	99	( 4.2%)
Moderate ( 80% - 120%)	\$18,695 - \$28,043	267	(11.2%)
Above Moderate (120%+)	\$28,043+	1,859	(78.2%)



# APPENDIX 4

## Family Income Distribution as a Percentage of Median County Income By Family Size<sup>12</sup>

(Income groups are determined by family size according to HUD specification)

Income Group	Median Size						Total
	2	3	4	5	6	7	
<b>Very Low</b>							
% of Median Income	0%-40%	0%-45%	0%-50%	0%-54%	0%-58%	0%-66%	
Income Range	0-\$10,664	\$0-\$11,997	\$0-\$13,330	\$0-\$14,396	\$0-\$15,462	\$0-\$17,595	
# of Families	36 (4.9%)	19 (3.7%)	23 (4.5%)	12 (5.6%)	0 (0%)	0 (0%)	90 (4.3%)
<b>Low</b>							
% of Median Income	40%-64%	45%-72%	50%-80%	54%-85%	58%-90%	66%-100%	
Income Range	\$10,664-\$17,061	\$11,997-\$19,195	\$13,330-\$21,327	\$14,396-\$22,660	\$15,462-\$23,993	\$17,595-\$26,659	
# of Families	40 (5.5%)	11 (2.2%)	15 (2.9%)	4 (1.9%)	0 (0%)	0 (0%)	70 (3.3%)
<b>Moderate</b>							
% of Median Income	64%-96%	72%-108%	80%-120%	85%-128%	90%-135%	100%-150%	
Income Range	\$17,061-\$25,592	\$19,195-\$28,791	\$21,327-\$31,991	\$22,660-\$34,123	\$23,993-\$35,990	\$26,659-\$39,989	
# of Families	60 (8.2%)	57 (11.1%)	69 (13.4%)	16 (7.4%)	1 (1%)	5 (18%)	208 (9.9%)
<b>Above Moderate</b>							
% of Median Income	96%+	108%+	120%+	128%+	135%+	150%+	
Income Range	\$25,592+	\$28,791+	\$31,991+	\$34,123+	\$35,990+	\$39,989+	
# of Families	594 (81.4%)	426 (83%)	408 (79.2%)	183 (85.1%)	101 (99%)	23 (82%)	1,735 (82.5%)



# APPENDIX 4

## Family Income Distribution as a Percentage of Median County Income By Family Size<sup>12</sup>

(Income groups are determined by family size according to HUD specification)

Income Group	Median Size						Total
	2	3	4	5	6	7	
<b>Very Low</b>							
% of Median Income	0%-40%	0%-45%	0%-50%	0%-54%	0%-58%	0%-66%	
Income Range	0-\$10,664	\$0-\$11,997	\$0-\$13,330	\$0-\$14,396	\$0-\$15,462	\$0-\$17,595	
# of Families	36 (4.9%)	19 (3.7%)	23 (4.5%)	12 (5.6%)	0 (0%)	0 (0%)	90 (4.3%)
<b>Low</b>							
% of Median Income	40%-64%	45%-72%	50%-80%	54%-85%	58%-90%	66%-100%	
Income Range	\$10,664-\$17,061	\$11,997-\$19,195	\$13,330-\$21,327	\$14,396-\$22,660	\$15,462-\$23,993	\$17,595-\$26,659	
# of Families	40 (5.5%)	11 (2.2%)	15 (2.9%)	4 (1.9%)	0 (0%)	0 (0%)	70 (3.3%)
<b>Moderate</b>							
% of Median Income	64%-96%	72%-108%	80%-120%	85%-128%	90%-135%	100%-150%	
Income Range	\$17,061-\$25,592	\$19,195-\$28,791	\$21,327-\$31,991	\$22,660-\$34,123	\$23,993-\$35,990	\$26,659-\$39,989	
# of Families	60 (8.2%)	57 (11.1%)	69 (13.4%)	16 (7.4%)	1 (1%)	5 (18%)	208 (9.9%)
<b>Above Moderate</b>							
% of Median Income	96%+	108%+	120%+	128%+	135%+	150%+	
Income Range	\$25,592+	\$28,791+	\$31,991+	\$34,123+	\$35,990+	\$39,989+	
# of Families	594 (81.4%)	426 (83%)	408 (79.2%)	183 (85.1%)	101 (99%)	23 (82%)	1,735 (82.5%)





# APPENDIX 5

## Families Below Poverty; Presence and Age of Children - 1980

Family Typ	Number of Families	Families With Female Householder and No Spouse
Children:		
0 -5 and 6-17	0	0
0- 5 only	5	0
6-17 only	18	0
No Children	18	0
TOTAL	41	0



# APPENDIX 6

## Households Overpaying for Housing - 1980

Household Income	Number of Renters	% of All Renters	Number of Owners	% of All Owners
\$ 0 - \$4,999				
25%+	14	7.9%	31	1.6%
35%+	14	7.9%	31	1.6%
\$5,000 - \$9,999				
25%+	28	15.7%	24	1.3%
35%+	19	9.8%	24	1.3%
\$10,000 - \$14,999				
25%+	15	8.4%	49	2.7%
35%+	15	8.4%	37	1.9%
\$15,000 - \$19,999				
25%+	0	0%	24	1.3%
35%+	0	0%	24	1.3%
\$20,000+				
25%+	8	4.5%	502	26.3
35%+	0	0%	278	14.6%

NOTE: Sixteen renter households were not computed. Additionally, the total number of renter households and owner-occupied households accounted for in this tally is slightly different than the 100% count (STF 1), because the data for this table was obtained from STF 3.



## APPENDIX 7

### 1980 Family Size and Income

Family Income	5	6	7+	Total
\$ 0 - \$ 4,999	0	0	0	0
\$ 5,000 - \$ 9,999	7	0	0	7
\$10,000 - \$14,999	6	0	0	6
\$15,000 - \$19,999	0	0	0	0
\$20,000 - \$24,999	6	0	0	6
\$25,000 - \$34,999	14	0	0	14
\$35,000 - \$49,999	64	16	14	94
\$50,000 - \$74,999	65	27	6	98
\$75,000+	53	59	8	120
TOTAL	215	102	28	345
Median Income	\$54,038	\$75,001	\$50,000	

NOTE: For further information concerning the number of large families in each HCD defined basic income category, refer to Appendix 4.





## APPENDIX 8

### Colleges and Universities Situated In or Near Los Altos Hills

	Students		Faculty	
	Full Time	Part Time	Full Time	Part-Time
De Anza College (Cupertino)	29,000		320	650
Foothill College (Los Altos Hills)	15,130*		2,000 Total	
Stanford University (Palo Alto)	11,401	1,465	1,175	55
University of Santa Clara (Santa Clara)	4,564	2,687	282	158
Menlo College (Atherton)	694		44	23

1987 Figures obtained from the college.

Source: Yearbook of Higher Education 1983-84





★ SOME LOTS MAY BE DETERMINED UNSUITABLE FOR RESIDENTIAL DEVELOPMENT DUE TO ENVIRONMENTAL, SEWAGE DISPOSAL AND OTHER CONSTRAINTS.

★ ★ THE TOTAL NUMBER OF LOTS IS A BROAD ESTIMATE ONLY AND NOT MEANT TO BE A STRICT INTERPRETATION OF EACH PARCEL'S DEVELOPMENT POTENTIAL. THE ESTIMATE IS BASED ON THE TOWN'S SLOPE DENSITY REQUIREMENTS AND THE AVERAGE SLOPES OF THE PARCELS WERE ESTABLISHED FROM A GROSS SLOPE MAP OF THE TOWN. THE SLOPE DENSITY FORMULA REQUIRES LARGER LOT SIZES FOR STEEPER SLOPES, WITH ONE ACRE BEING THE MINIMUM SIZE ALLOWED. IT IS POSSIBLE THAT THE PARCELS WILL YIELD A LOWER NUMBER OF LOTS DUE TO THE USE OF MORE SPECIFIC AND ACCURATE TOPOGRAPHIC INFORMATION, AND OTHER ENVIRONMENTAL DESIGN FACTORS.

# TOWN OF LOS ALTOS HILLS

SCALE IN FEET

0 1000 3000 5000

EXHIBIT 1

## VACANT AND SUBDIVIDABLE LANDS



## APPENDIX 9

### 1980 Tenure and Occupancy By Units in Structure (Year-Round Housing Units)

Units in Structure	Occupied		Vacant	Total
	Renter	Owner		
1 Detached	126	2055	53	2234
1 Attached	0	0	6	6
2 - 4	16	7	7	30
5 or more	66	75	3	144
Mobile Home	7	0	0	7
<hr/>				
Total	215	2154	74	2443
	(8.8%)	(88.2%)	(3%)	(100%)

NOTE: There are no migratory units.



## APPENDIX 10

### Age of Housing Stock By Type

Year Constructed	1 Detached or Attached	2-4	5+	Mobile Homes	Total
1981-1984	120	0	0	0	120 ( 4.9%)
1979-1980	38	0	0	0	38 ( 1.5%)
1975-1978	352	0	0	0	352 (13.7%)
1970-1974	265	0	0	0	265 (10.3%)
1960-1969	775	0	19	0	794 (31.0%)
1950-1959	511	17	52	7	587 (22.9%)
1940-1949	146	17	22	0	185 ( 7.2%)
Pre-1949	154	18	51	0	223 ( 8.7%)





## APPENDIX 11

### 1980 Housing Unit Value

Housing Unit Value	# of Housing Units	%
Less than \$ 10,000	1	.05%
\$ 10,000 to \$ 14,999	0	0%
\$ 15,000 to \$ 19,999	0	0%
\$ 20,000 to \$ 24,999	0	0%
\$ 25,000 to \$ 29,999	0	0%
\$ 30,000 to \$ 34,999	0	0%
\$ 35,000 to \$ 39,999	1	.05%
\$ 40,000 to \$ 49,999	4	.2%
\$ 50,000 to \$ 79,999	15	.8%
\$ 80,000 to \$ 99,999	15	.8%
\$100,000 to \$149,999	61	3.2%
\$150,000 to \$199,999	111	5.8%
\$200,000 or more	1703	89.1%
Median Value	\$200,100	

NOTE: Total number of housing units accounted for in this table is slightly different from the 100% chart.



**APPENDIX 12**  
**Selected Monthly Owner Costs - 1980**

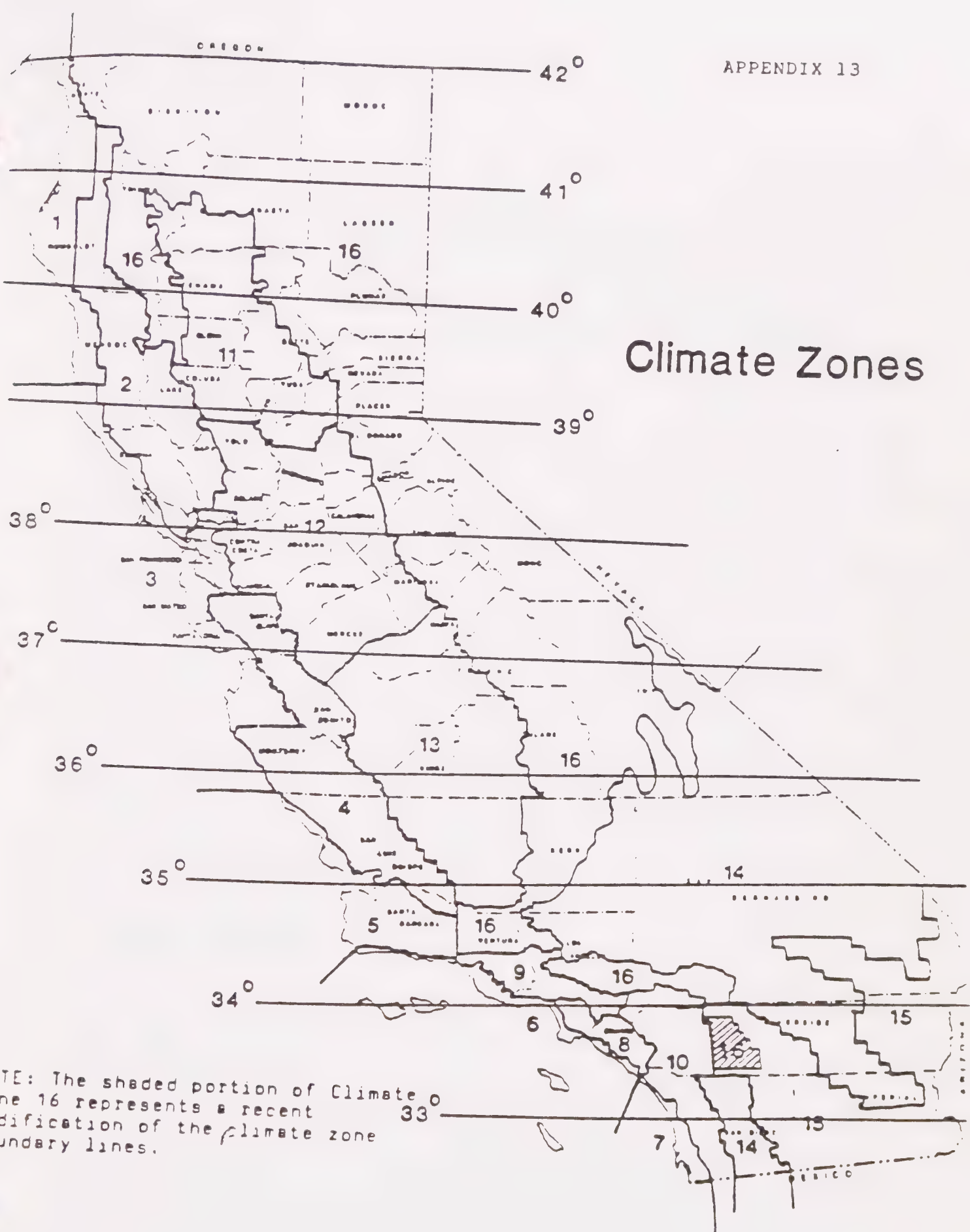
<u>With a Mortgage</u>		<u>Without a Mortgage</u>	
<u>Monthly Cost</u>	<u># of Units</u>	<u>Monthly Cost</u>	<u># of Units</u>
\$ 0 - \$ 99	0 (0.0%)	\$ 0 - \$ 49	0 (0.0%)
\$100 - \$149	0 (0.0%)	\$ 50 - \$ 74	0 (0.0%)
\$150 - \$199	0 (0.0%)	\$ 75 - \$ 99	0 (0.0%)
\$200 - \$249	18 (1.1%)	\$100 - \$124	32 (12.5%)
\$250 - \$299	25 (1.5%)	\$125 - \$149	17 (6.7%)
\$300 - \$349	58 (3.5%)	\$150 - \$199	66 (25.9%)
\$350 - \$399	98 (5.9%)	\$200 - \$249	63 (24.7%)
\$400 - \$449	41 (2.5%)	\$250+	77 (30.2%)
\$450 - \$499	125 (7.5%)		
\$500 - \$599	203 (12.3%)		
\$600 - \$749	204 (12.3%)		
\$750+	884 (53.4%)		
		Median	\$255
Median	\$751		

**GROSS RENT - 1980**

<u>Monthly Cost</u>	<u># of Units</u>
0 - \$ 59	0 (0.0%)
\$ 60 - \$ 79	0 (0.0%)
\$ 80 - \$ 99	0 (0.0%)
\$100 - \$119	0 (0.0%)
\$120 - \$149	0 (0.0%)
\$150 - \$169	0 (0.0%)
\$170 - \$199	14 (7.2%)
\$200 - \$249	18 (9.3%)
\$250 - \$299	23 (12.9%)
\$300 - \$349	13 (6.7%)
\$350 - 399	10 (5.2%)
\$400 - \$499	16 (8.2%)
\$500 or more	84 (43.3%)
No Cash Rent	16 (8.2%)
Median	\$469

NOTE: The total number of units accounted for in these tables (sample information) is slightly less than the 100% housing unit count.





## Climate Zones

NOTE: The shaded portion of Climate Zone 16 represents a recent modification of the climate zone boundary lines.





# APPENDIX 14

## Employment By Industry (1980)

Industry	Number of Persons	Percentage of Persons Employed
Agriculture, Forestry, Fisheries & Mining	46	1.3%
Construction	111	3.0%
Non-Durable Goods Manufacturing	151	4.1%
Durable Goods Manufacturing	789	21.4%
Transportation	116	3.1%
Communications & Other Public Utilities	37	1.0%
Wholesale Trade	111	3.0%
Retail Trade	540	14.6%
Finance, Insurance, Real Estate	328	8.9%
Business & Repair Services	258	7.0%
Personal, Entertainment, Recreation Services	92	2.5%
Health Services	307	8.4%
Educational Services	416	11.3%
Other Professional & Related Services	340	9.2%
Public Administration	46	1.2%



## APPENDIX 15

### The 10 Largest Firms in Santa Clara County

Industry	Local Headquarters	S. C. County Employment	
Lockheed Missiles and Space Company	Sunnyvale	19,954	Defense and Space work - Research
Hewlett-Packard Company	Palo Alto	15,395	Computers, Instruments
IBM Corporation	San Jose	10,000	Computer Accessories
National Semiconductor Corporation	Santa Clara	9,000	Semiconductors, computers
FMC	San Jose	7,500	Food machinery, defense
Pacific Bell	San Jose	7,151	Telephone System
Memorex Corporation	Santa Clara	6,803	Computer accessories
General Electric Company	San Jose	6,520	Nuclear reactor equipment
Varian Associates	Palo Alto	6,006	Instruments
Intel Corporation	Santa Clara	6,000	Semiconductors

SOURCE: San Jose Chamber of Commerce



# APPENDIX 16

## Police Activity in Los Altos Hills\*

Activity	7/1/84 - 6/31/85		7/1/85 - 6/31/86	
	Frequency	(Hours)	Frequency	(Hours)
Crimes Against Persons	18	( 26.7)	12	( 11.4)
Crimes Against Property	245	( 205.5)	233	( 167.2)
Miscellaneous Crimes (i.e. possession of weapons, disturbances)	190	( 107.0)	208	( 121.4)
Miscellaneous Incidents (i.e. alarm responses, patrol checks, report writing, and suspicious circumstances)	2630	(1043.8)	2873	(1156.5)
Police Aid/Assistance and Other Non-Criminal Activities	1240	( 642.3)	1046	( 600.9)
Traffic Violations**	1520	( 551.2)	2268	( 712.1)
Juvenile Activity	94	( 47.6)	125	( 70.2)
TOTAL	5937	(2624.1)	6765	(2839.7)

\* Data obtained from the Santa Clara County Sheriff's Department.

\*\* Does not include radar enforcement on traffic monitoring activity.



## APPENDIX 17

### Vacant Land Survey

- Notes:
1. "Parcel #" corresponds with number indicated on Exhibit 1, Vacant and Subdividable Land.
  2. "Slope" was estimated from a gross slope map of the Town and may be somewhat inaccurate.
  3. "Vacant" means there is presently no development on the property; "Developed" assumes that there is one residence only on the property; second units are not indicated.
  4. "Additional units allowed under zoning" is a broad estimate based on the Town's slope density requirements and the average slopes of the parcel.
  5. The rating system used to determine the "suitability classification" was as follows:

Each individual parcel was examined for the following infrastructure and environmental constraints, and a value was assigned for each parameter.

1)	Availability of adequate roads	Yes - 0	No - 1
2)	Unacceptable noise impacts	Yes - 1	No - 0
3)	Biotic resource conflicts	Yes - 1	No - 0
4)	Flooding Hazard	Yes - 1	No - 0
5)	Geotechnical Hazards	Zone A - 0	
		Zone C - 2	
		Zone D - 1	
		Zone E - 2	
6)	Slopes	Less than 5%	- 0
		5% to 30%	- 1
		Over 30%	- 2
7)	Wildland Fire Hazard	Low or moderate	- 0
		High or severe	- 1
8)	Availability of Sewers	Yes - 1	No - 0

Scores were added for each parcel. Any parcel with a total of 0 or 1 was assigned Class A. Any parcel with a total of 2 to 5 was assigned Class B. Any parcel with a total of 6 or more was assigned Class C.





Suitability  
Classification

Definition

Class A	Apparently suitable for residential development.
Class B	Apparently suitable for residential development conditional upon mitigation of environmental and public facility impacts; mitigations likely to reduce density.
Class C	Severe environmental and public facility constraints; mitigations likely to greatly limit density.

Parcel No.	Vacant (V) or Developed (D)	Approximate Area Acres	Additional Units Allowed Under Zoning	Suitability Classifi- cation	William- son Act
1	V	3.45	2	B	
2	D	3.38	1	B	
3	D	5.08	3	C	
4	D	6.00	2	C	
5	D	3.36	1	C	
6	D	75.30	29	C	W
7	D	7.76	5	B	
8	D	3.00	1	B	
9	V	4.36	2	B	
10	D	2.00	1	B	
11	D	3.82	2	B	
12	D	5.96	3	C	
13	D	5.32	1	C	
14	D	24.67	2	C	
15	D	63.47	13	C	
16	V	3.75	2	B	
17	V	2.53	2	B	
18	D	7.93	3	B	
19	D	4.70	1	B	
20	D	4.87	2	B	
21	D	5.51	3	B	
22	D	4.13	1	B	
23	D	4.84	1	C	
24	D	3.39	1	B	
25	D	5.15	1	C	W
26	D	24.85	8	B	
27	D	8.23	6	B	



Parcel No.	Vacant (V) or Developed (D)	Approximate Area Acres	Additional Units Allowed Under Zoning	Suitability Classifi- cation	William- son Act
28	D	3.63	1	B	
29	D	3.20	1	B	
30	D	12.30	3	C	
31	V	10.03	3	C	
32	D	7.90	4	C	
33	D	3.20	1	B	
34	D	2.00	1	B	
35	D	2.74	1	B	
36	D	3.04	1	B	
37	D	6.60	4	B	
38	D	18.12	11	C	
39	D	3.65	1	C	
40	D	3.00	1	B	
41	D	4.50	2	B	
42	D	10.80	8	B	
43	D	5.24	1	C	
44	D	7.00	4	C	
45	D	9.07	4	C	
46	D	9.80	4	B	
47	D	5.08	1	B	
48	D	3.54	1	B	
49	D	5.80	2	B	
50	D	5.83	4	B	
51	D	2.64	1	B	
52	D	2.43	1	B	
53	V	3.25	2	B	
54	D	3.00	1	B	
55	D	11.96	9	B	
56	D	4.04	2	B	W
57	D	3.30	1	B	W
58	D	2.50	1	A	
59	D	2.75	1	A	
60	D	2.75	1	A	
61	D	2.75	1	A	
62	D	2.75	1	A	
63	D	5.13	3	B	W
64	D	7.94	4	A	
65	D	2.47	1	A	
66	D	2.33	1	B	
67	D	2.90	1	B	
68	D	3.15	1	A	
69	D	5.00	3	B	
70	D	3.58	1	B	



Parcel No.	Vacant (V) or Developed (D)	Approximate Area Acres	Additional Units Allowed Under Zoning	Suitability Classifi- cation	William- son Act
71	V	11.00	5	B	
72	D	2.52	1	A	
73	D	2.17	1	B	
74	D	2.44	1	B	
75	D	3.09	1	B	
76	D	3.77	1	B	
77	D	13.70	8	B	
78	D	3.29	1	C	
79	D	2.99	1	C	
80	D	4.47	2	B	
81	D	12.78	8	B	
82	D	2.72	1	B	
83	V	<u>2.57</u>	<u>2</u>	C	
Subtotal		587.01	233		

SUBDIVIDABLE AFTER 1990

84	D	3.97	1	C	W
85	D	10.49	2	C	W
86	D	16.69	5	C	
87	D	6.21	1	C	
88	D	6.15	1	C	
89	V	16.69	4	C	
90	D	79.86	64	C	
91	D	15.72	2	C	
92	V	43.00	20	C	W
93	D	9.39	4	C	
94	D	4.33	2	C	W
95	D	5.09	2	C	
96	D	5.00	4	C	
97	D	3.60	2	B	
98	D	9.10	3	C	
99	D	<u>10.53</u>	<u>6</u>	B	
Subtotal		245.82	123		

TOTAL		832.83	356		
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EXHIBIT

VACANT AND SUBDIVIDABLE LANDS



PROJECT MATCH, INC.

Our Agency and Our Programs

Autumn, 1987

The mission of Project Match is to provide housing alternatives for seniors--alternatives that are affordable and alternatives which prevent unnecessary institutionalization. We do this through three major programs:

- Our HOUSING MATCH PROGRAM which for 10 years has provided shared housing for almost 8,000 persons, most of whom are seniors.
- Our HOME EQUITY CONVERSION program which allows older homeowners who are "house rich and cash poor" to borrow against the home's accumulated equity and from this equity receive cash payments.
- Our new GROUP RESIDENCE in San Jose which as of August 1, 1987, houses six seniors in an independent family-style living situation.

HOUSING MATCH (Shared Housing)

Our original program--the match program was the second in the nation. It was a new idea but such a good idea that there are now 400 such programs. We are the largest (throughout the years we have matched more than 8,000 people) and some think that we are the most successful.

What we do is simple and direct. We bring together persons who need housing ("seekers") with those who have space to share ("providers"). We do this through an intensive and personal process involving pre-screening, personal interviews and assessment, evaluation and referrals, matching, setting up living arrangements, follow-up and monitoring.

How we really help people's lives is best illustrated by a description of our clients:

THE SEEKERS--These are the persons looking for affordable housing, many of whom would be homeless if we did not exist for them. They are invariably poor, some are young, but sadly, 63% are 65 or older. They are old, alone and have no place to go. Many are outcasts of traditional society. Nine out of ten of our "seekers" tell us that they want to share for "financial reasons". This is clearly an understatement! Their average income is \$650 per month. If they had to pay the market rate for rent in this county, they would have nothing left with which to buy even food! Instead, on the average, Project Match seekers who paid rent paid less than \$200 and one-fourth could not and did not pay any rent, instead bartering their services for free room and often board.



THE PROVIDERS--These are the persons on the other side of the match. They have housing to share. 80% are homeowners, 63% are widowed, and one half are disabled. Each time that they are willing to share they create a new housing unit--a rental unit that would not be available if Project Match did not exist. They may be "overhoused" and often cannot afford financially and physically to stay in their homes without help. Their homes may be deteriorating. Some face possible institutionalization. Many of Project Match's home providers use the rent paid to them for home maintenance and repair and the services provided by "seekers" often keep them out of nursing homes.

For both society and the people we match, the program has many benefits:

- It creates new housing without costing anyone anything extra.
- It provides housing that is affordable.
- It keeps seniors at home in their community and out of institutions.
- It keeps communities alive and intergenerational.
- It provides a hedge against loneliness--a feeling of security.
- And our matches last--about 3/4 of last year's matches are still together.

Thus, our shared housing program is a cost-effective, space effective and time effective solution to many serious problems.

#### OUR FUNDING

Project Match remains strong because we receive funding from a variety of sources. We are supported by United Way, the Department of Housing and Community Development of the State of California, the cities of San Jose and Los Altos, the Community Development Block Grant Programs of Sunnyvale, Santa Clara, Mountain View, and the Urban County of Santa Clara including the unincorporated areas and the cities of Campbell, Cupertino, Gilroy, Los Gatos, Milpitas, Morgan Hill and Saratoga. Various foundations such as the Koret Foundation, the David and Lucile Packard Foundation and the Levi Strauss Foundation also have contributed funding. We also receive donations from individuals and groups.

We are grateful to all of our funders for helping our program become stronger everyday.





## THE FUTURE

The success of Project Match has shown that, at least in Santa Clara County, there is, and will continue to be, an increasing need for housing alternatives such as home sharing and home equity conversion.

Throughout history, in America, the elderly have been victims of social isolation. Urbanization is extending this isolation to other segments of our society. As the computer age seems to isolate us from each other in our electronic "work spaces" there may be a need to reach out to other humans. For persons suffering this form of isolation and living alone, home sharing may provide the much needed social contact, and home equity conversion may provide a means of staying in a familiar community.

It is ironic that the employment opportunities and growth created by the Silicon Valley also have created a situation in which older persons are being forced out because they had no place to live. The need for housing has soared, housing has become scarce, housing prices have sky-rocketed and older renters cannot afford the rents. Older homeowners, astounded at the prices their homes could bring, often are tempted to sell--but where will they live? They cannot afford a new place in the same community and property tax ramifications add to the problem.

Project Match exists to prove that progress does not mean the automatic isolation of seniors in a progressive society. Our programs prove that there is room for everyone in Santa Clara County.

### *Project Match's Satellite Office Schedule Is:*

<b>CAMPBELL</b> Campbell Progressive Sr. Center 41 W. Rincon Ave. Campbell 95008 Appts: 1st Tues. of month 9-2	<b>LOS GATOS</b> Los Gatos Neighborhood Center 208 E. Main Street Los Gatos 95030 Appts: 2nd Thurs. of month 8-12	<b>SARATOGA</b> Saratoga Senior Center 13777 Fruitvale Ave. Saratoga 95070 Appts: 3rd Tues. of month 1:30-4
<b>CUPERTINO</b> Cupertino Senior Center 21251 Stevens Creek Blvd. Cupertino 95014 Appts: 1st Thurs. of month 9-4	<b>MILPITAS</b> Milpitas Senior Center 160 N. Main Street Milpitas 95035 Appts: 2nd Tues. of month 8-5	<b>SOUTH COUNTY</b> Gilroy Senior Center 7371 Hanna St. Gilroy 95020 Appts: Weds. 9:00-3:00
<b>LOS ALTOS</b> Los Altos Senior Center 97 Hillview Ave. Los Altos 94022 Appts: Tues. 1:00-4:00	<b>MOUNTAIN VIEW</b> Mountain View Sr. Center 266 Escuela Ave. Mountain View 94040 Appts: Tues. & Weds. 8:30-12:00	<b>SUNNYVALE</b> Sunnyvale Senior Center 820 W. McKinley Ave. Sunnyvale 94086 Appts: Th. & Fri. 8:30-5:00

Of course our counselors are always available from 8 to 5 at our Central San Jose office 1671 Park Ave. Rm. 21 on bus lines 36, 62 and 87. Call for an appointment in your city (408) 287-7121.





## APPENDIX 19

Page 1 of 2

## TOWN OWNED LANDS

PROPERTY LOCATION	A.P.N.	SIZE	VALUE	DEVELOPMENT RESTRICTION
Edith and Fremont	175-25-59	1.00ac	\$100,000	none
Robleda near Wildcrest	175-36-14	0.04	500	1.
O'Keefe Lane	175-39-12	8.12	500	2.
Heritage preserve	175-53-42	0.70	500	3.
Town Hall	175-56-03	2.05	500	3.
Elena, Lupine Fire Road	182-02-11	0.08	500	1.
Purissima and Elena	182-03-22	1.64	500	2.
Little League & Barn	182-04-73	10.20	500	4.
Saddle Mountain swale	182-07-26	3.16	500	<del>5.</del>
Moody and Old Snakey	182-17-39	1.17	500	1.
Country Way, Three Fork	182-18-33,34	0.34	500	1.
Byrne Preserve	182-21-16	50.25	500	2.
Moody Court	182-22-14,21,22	36.35	500	2.
Westwind Barn	182-28-39	14.93	1,250,000	6.
Central Drive	182-29-45	1.04	500	1.
Page Mill, Baleri Ranch	182-32-3,21	0.5	500	1.
Taaffe, DeZahara	182-47-07	0.01	500	1.
Byrne Park Lane	182-48-20	2.04	500	4.
Page Mill, Story Hill	182-52-09	1.30	500	5.
Moody, Rhus Ridge	336-30-12	0.63	500	4.
Moody, Rhus Ridge	336-31-22,23	5.64	500	4.
Dawson Drive	336-42-19	13.07	500	5.
Murietta Lane	351-37-01	13.90	500	5.



Key to Restrictions

1. Not a buildable lot due to size, shape or method of creation.
2. Reverts to previous owner if not used for public purposes.
3. Reverts to previous owners if not used for Town Hall purposes.
4. Reverts to previous owner if not used for public recreation or open space.
5. Not able to develop due to lack of proper access or drainage conditions or other constraints.
6. Longterm lease arrangement with Friends of Westwind Barn.  
(Open Space)

Value for land was based on estimated fair market value for lots that can be developed. Value for lands with restrictions was determined to be nominal.

*Approved - A.T.N. Maps - 10/1/11 - 10/1/11*



APPENDIX 20

PERSONS AND ORGANIZATIONS CONTACTED  
FOR HOUSING ELEMENT STUDY SESSIONS  
AND PUBLIC HEARINGS

LEAGUE OF WOMEN VOTERS  
LOS ALTOS BOARD OF REALTORS  
LOS ALTOS CHAMBER OF COMMERCE  
LOS ALTOS HILLS HORSEMAN'S ASSOCIATION  
LOS ALTOS SENIOR CENTER  
MID-PENINSULA OPEN SPACE DISTRICT  
PINWOOD SCHOOL.  
ST. NICHOLAS SCHOOL  
WESTWIND BARN ASSOCIATION  
SAN ANTONIO HILLS HOMEOWNERS ASSOCIATION  
FRIENDS OF HIDDEN VILLA  
BULLIS-PURISSIMA SCHOOL  
LOS ALTOS HILLS LITTLE LEAGUE  
ST. LUKE'S CHAPEL IN THE HILLS  
CONGREGATION BETH AM  
MOUNT HELEN SUMMER HOME



0078908708

APPENDIX 20

PERSONS AND ORGANIZATIONS CONTACTED  
FOR HOUSING ELEMENT STUDY SECTIONS  
AND PUBLIC HEARINGS -

LEAGUE OF WOMEN VOTERS

LOS ALLOS BOARD OF REALTORS

LOS ALLOS CHAMBER OF COMMERCE

LOS ALLOS HILLS HOMEOWNERS ASSOCIATION

LOS ALLOS SENIOR CENTER

MID-LEVEL AREA SPACE DISTRICT

WINDWOOD SCHOOL

ST. MICHAEL'S SCHOOL

WESTING HOUSE ASSOCIATION

SAN ANTONIO HILLS HOMEOWNERS ASSOCIATION

BRIDGE OF WINDWOOD VILLA

BOULDER-PURISIMA SCHOOL

LOS ALLOS HILLS LITTLE LEAGUE

ST. LUKE'S CHURCH IN THE HILLS

CONGREGATION WITH AM

WINDWOOD HILLS HOMEOWNERS ASSOCIATION